

FOR LEASE: **FULLY LEASED!** 655 - 671 River Road, Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

DESCRIPTION: **NEW RETAIL BUILDING**

- ✓ New retail space to be constructed beside Independent Grocer in the major shopping facility servicing the Riverside South community, located at the corner of River Road and Earl Armstrong Road at the Vimy Memorial Bridge, across the Rideau River from Barrhaven, another major growth area. Nearby tenants include Scotiabank, MacEwens/Subway, Medical/Dental Clinic, Shoppers Drug Mart, Broadway Bar and Grill and much more!
- ✓ Riverside South is one of Ottawa's newest neighbourhoods, just southwest of the Macdonald-Cartier International Airport and 18 kilometres south of downtown Ottawa. With a rapidly growing population made up of predominantly young families, by 2025, it is expected to house a population of over 50,000.
- ✓ Well serviced by public transportation. Ottawa's LRT system will eventually extend to Riverside South.

SPACE AVAILABLE: **FULLY LEASED!**

- ✓ Multi Tenant Building—units of 1,200 to 15,000 square feet.

NET RENTAL RATE:

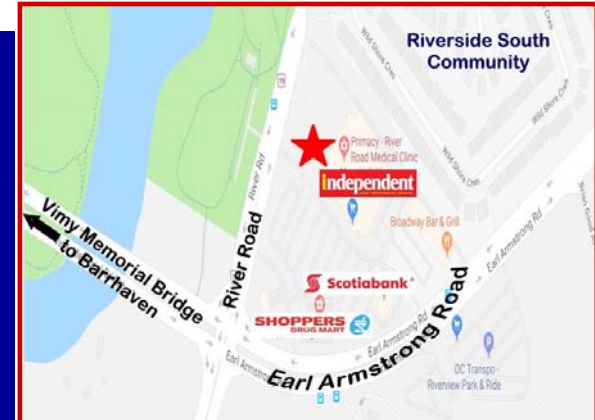
- ✓ \$38.00 - \$40.00 per square foot net.

OPERATING COSTS:

- ✓ \$11.50 per square foot [CAM \$3.50 p.s.f.; Realty Tax \$8.00 p.s.f.] (estimate).

PROPERTY HIGHLIGHTS:

- ✓ Good storefront signage and potential pylon signage available.
- ✓ Excellent visibility, access, egress and plenty of surface parking.



For more information please contact:

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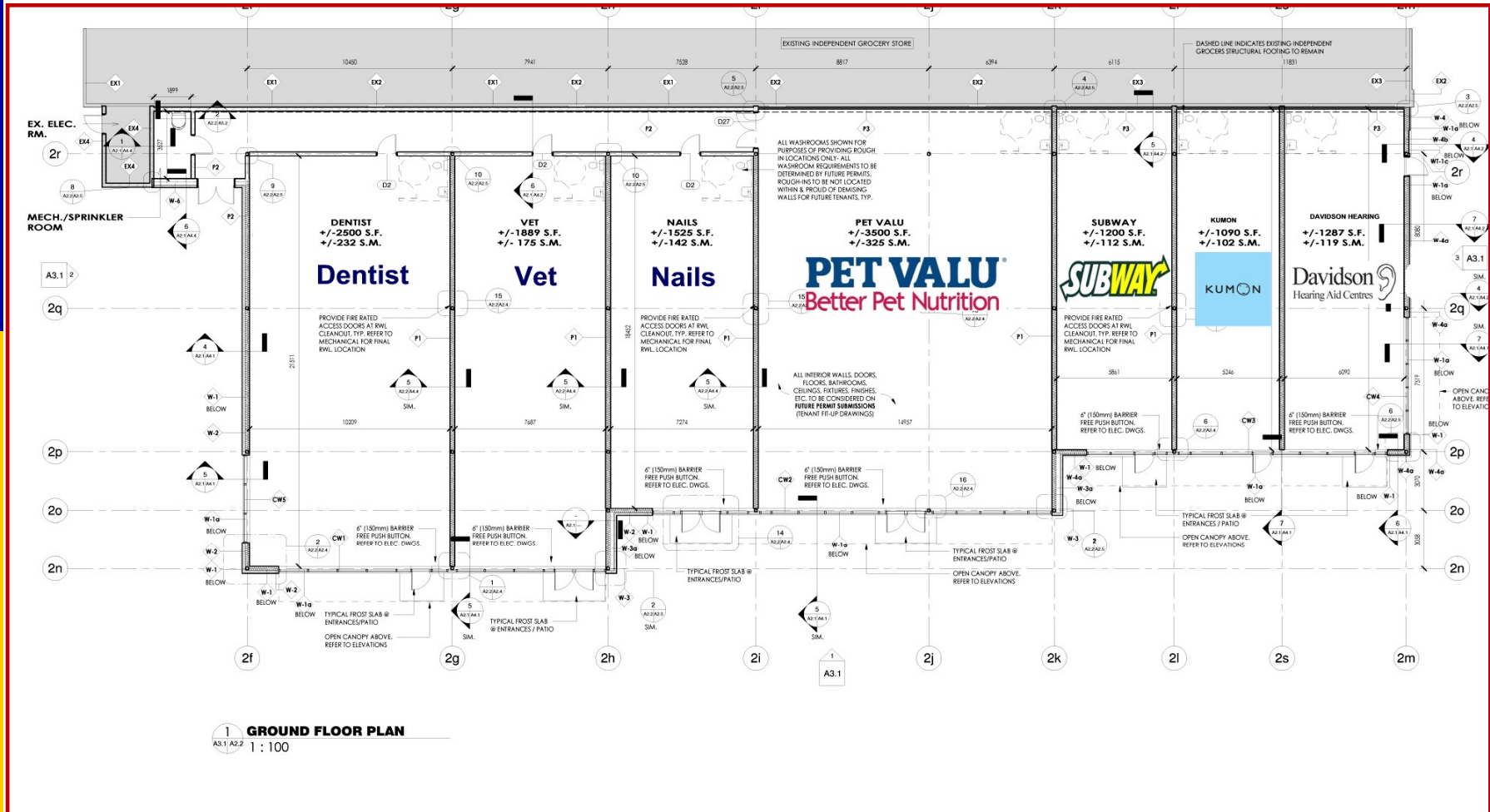
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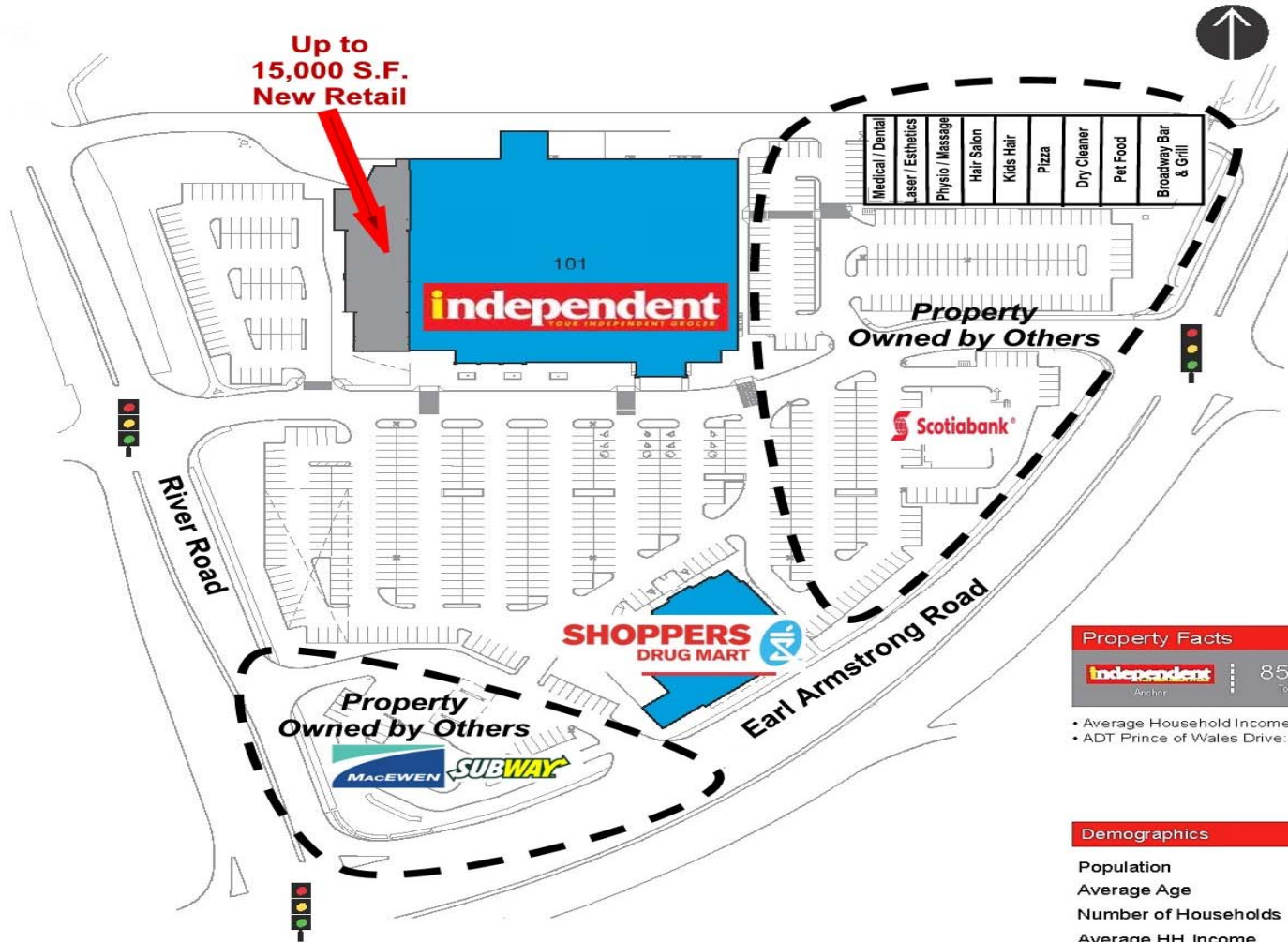


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Site Plan



Property Facts		
independent Anchor	85,259 Total G.L.A.	15,588 CRUSF

- Average Household Income: \$140,845
- ADT Prince of Wales Drive: 21,825

Demographics	1 km	3 km	5 km
Population	5,428	49,885	83,810
Average Age	39.4	36.9	36.7
Number of Households	1,814	16,305	28,305
Average HH Income	\$132,185	\$140,845	\$137,129

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