

For Lease - Retail / Office

39 Winners Circle Dr. , Arnprior, ON



DESCRIPTION:

- ✓ Winners Circle Plaza is located just off Highway 417 in Arnprior, less than 30 minutes from Ottawa. Arnprior is a progressive community with the right combination of residential, commercial and industrial components.
- ✓ Anchored by No Frills. Join LCBO, The Source, Hearing Life, Asia Garden, Sports Bar/Restaurant, Animal Hospital at this busy plaza.
- ✓ The Centre has great visibility from Highway 417.

RETAIL SPACE AVAILABLE:

- ✓ Unit 106 B: Approximately 3,084 S.F. May be subdivided.

NET RENTAL RATE: \$ 15.00 per square foot per annum.

OPERATING COSTS(estimate): \$ 10.88 per square foot.

OFFICE SPACE AVAILABLE:

- ✓ 2nd Floor: Approximately 8,608 S.F. May be subdivided.

NET RENTAL RATE: \$ 6.00 per square foot per annum.

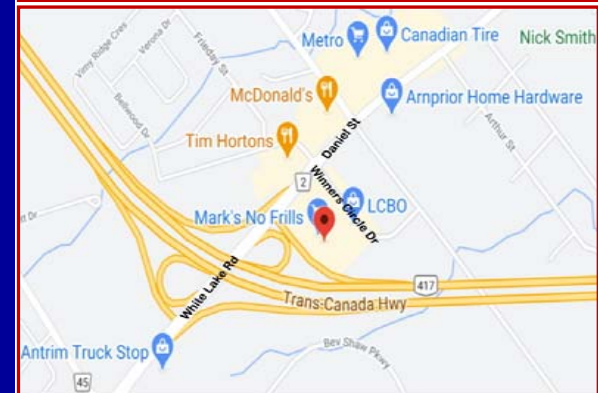
OPERATING COSTS(estimate): \$ 15.93 per square foot.

SIGNAGE:

- ✓ Storefront signage available. Potential pylon signage.

PARKING:

- ✓ Ample parking available.



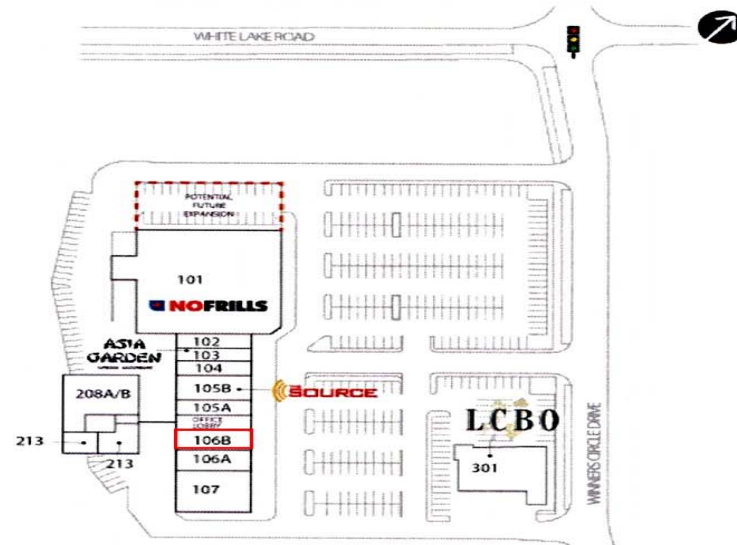
For more information please contact:

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Availability

Unit	Size
106B - Available	3,084 SF
105A - Hearing Life	1,046 SF
106A - Shiny Bud	1,502 SF
104 - Guac Mexi Grill	1,510 SF
213 - The Willis College of Business	1,860 SF
105B - The Source	1,890 SF
102 - Gilles Grove Animal Hospital	2,114 SF
103 - Asia Garden	2,423 SF
107 - The Prior Sports Bar & Restaur	4,560 SF
208A/B - The Willis College of Business	6,000 SF
301 - LCBO	7,967 SF

Unit	Size
101 - No Frills	22,950 SF

Demographics

	1 KM	3 KM	5 KM
Population	1,514	10,859	12,458
Average Age	45.1	47.8	47.9
Number of Households	648	4,832	5,455
Average Household Income (\$)	95,247	88,776	90,659

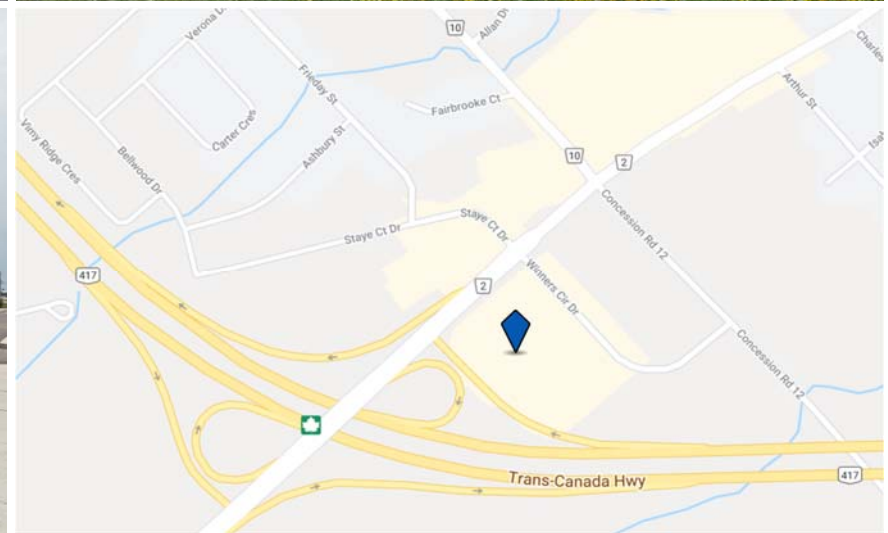
* as of 2020-11-18

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