

FOR LEASE: New Retail

Mitch Owens Road at Limebank Road



DESCRIPTION: **New Retail Buildings To Be Constructed at 5699-5700 Longshadow Road, Ottawa (Manotick), ON**

- ✓ Southpointe Commercial is located just south of the Riverside South community and between Greely and Manotick, in a growing area just 37 minutes from downtown Ottawa.
- ✓ This new retail to be constructed is at the south-east corner of Mitch Owens Road and Limebank Road/Dozois Road. Right beside a high-end residential neighbourhood, schools, sports field and golf courses.
- ✓ Excellent access/egress and exposure along Mitch Owens Road with plenty of parking. Only 4.6 km to Riverside South light rail station.
- ✓ Join Rinaldo Hair Designers & Spa, Manotick Montessori Casa Dei Bambini and Greco Fitness in this high traffic location.

SPACE AVAILABLE:

- ✓ Approx. 1,200 s.f. to 30,000 s.f available. Drive-thru opportunities.

NET RENTAL RATE:

- ✓ Market Rental Rates. Contact Agent for details.

OPERATING COSTS:

- ✓ TBD (Estimate).

ZONING:

- ✓ RC[437r] Rural Commercial Zone allowing for wide variety of uses.



For more information please contact:

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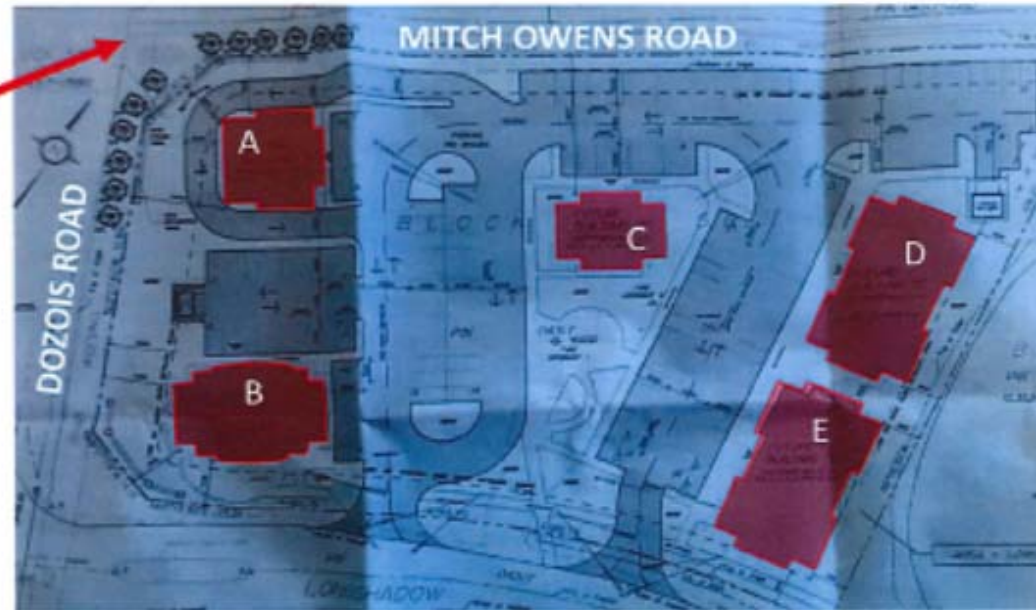
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MITCH OWENS & LIMEBANK
17,813 Vehicles Per Day
2017 Study, therefore the
number likely has increased
and will continue to increase.



PROPOSED LAYOUT:
A- 2,561 sf
B- 3,605 sf
C- 2,002 sf
D- 5,209 sf
E- 5,209 sf



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RENDERING - STREET VIEW LOOKING NORTH EAST
SOUTHPOINTE COMMERCIAL, MANDICK, ONTARIO

SEPTEMBER 21, 2006
SCALE 1:100 NORTH



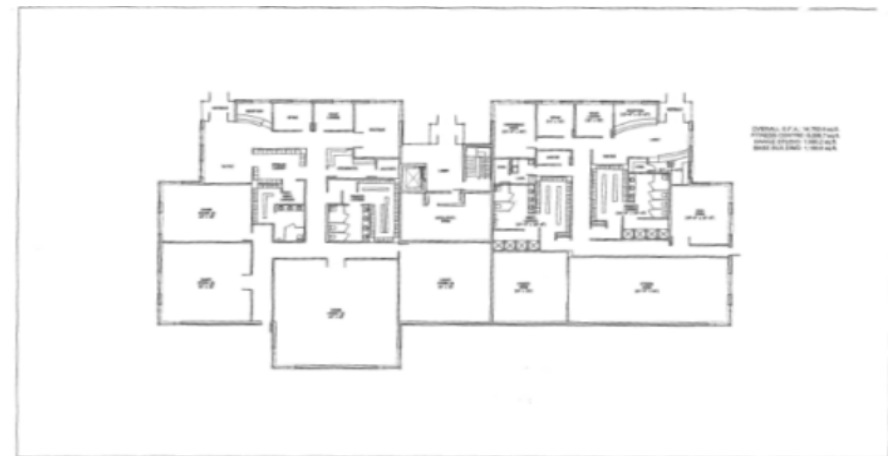
SK-SP2 SITE PLAN - SOUTH
SOUTH POINTE COMMERCIAL DEVELOPMENT

SEPTEMBER 21, 2006
SCALE 1:100 NORTH



SK-1 BUILDINGS "D" - Option 1
SOUTH POINTE COMMERCIAL DEVELOPMENT

SEPTEMBER 21, 2006
SCALE 1:100 NORTH



SK-2 BUILDINGS "D" - Option 2
SOUTH POINTE COMMERCIAL DEVELOPMENT

SEPTEMBER 21, 2006
SCALE 1:100 NORTH



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RENDERING - AERIAL VIEW
SOUTHPOINTE COMMERCIAL, MANOTICK, ONTARIO

FEBRUARY 21, 2012
SCALE: N.T.S.

VINCENT P.
COLIZZA
ARCHITECT
INCORPORATED

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Summary



Manotick is a suburb located in Ottawa, Ontario which is situated on the Rideau River, immediately south of the suburbs Barrhaven and Riverside South, about 25 km from downtown Ottawa. Manotick has a reputation for good restaurants, interesting shops, plus an eclectic mix of sprawling waterfront mansions and tidy old clapboard houses built early in the century.

Rideau Forest

Rideau Forest consists of established custom designed homes located just a short drive from downtown Ottawa.



Trillium Line South is one of the three major extensions to Ottawa's light rail transit system, opening in 2021. Trillium is an existing Line with eight kilometers of track and five stations.



This extension will see the Trillium Line continue from Greenboro to Limebank Road in Riverside South, along with an additional three-kilometre spur line to provide a connection to the Macdonald-Cartier International Airport. New stations will be equipped with fare vending machines and fare gates to be consistent with the fare control system being implemented by OC Transpo in 2017, on the existing Trillium Line stations. In total, these extensions will add 16 kilometers of track and eight new stations to the eight kilometers and five stations that Trillium Line provides today.

New Park-and-Ride Spaces



Location Highlights

Summary

George Nelms Sports Park

Came to fruition in 2011 after a historic agreement with the Nelms family designating the thirty-two (32) acres to the use of Ottawa South United for a soccer-specific complex. George Nelms serves as the primary training facility for OPDL teams from May 15th-September 30th. George Nelms currently has over two-hundred (200) parking spaces available, as roughly **50,000 people** use the George Nelms Soccer Park throughout the soccer season.



St. Mark Catholic High School

Opened in 1980, St. Mark Catholic High School is located in Manotick, in the city of Ottawa. **Its enrollment is currently around 1,100.**



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