

FOR SUBLEASE: **Freestanding Pad With Drive-Thru**

The Shoppes at Fairwinds



DESCRIPTION: **5671 Hazeldean Rd. Ottawa (Stittsville)**

- ✓ The Shoppes at Fairwinds is a well positioned community shopping centre situated at the major intersection of Hazeldean Road at Huntmar Drive. Located just southwest of Kanata in Stittsville, a fast growing suburban area within the City of Ottawa. Stittsville is about 31 km (19 miles) from Downtown Ottawa by Hwy 417.
- ✓ This standalone restaurant pad opportunity with drive-thru is surrounded by new residential neighbourhoods, industrial and office development, which create a steady flow of traffic and attract a wide variety of customers to the shopping centre.
- ✓ The Shoppes at Fairwinds is anchored by Food Basics, Toys R Us, Shoppers Drug Mart, TD Bank, and BMO.

RETAIL SPACE AVAILABLE: Lease expires November 30, 2033

- ✓ Approx. 4,180 square feet rentable (Ground level + 400 s.f. Mezzanine + Outdoor Patio).

NET RENTAL RATE:

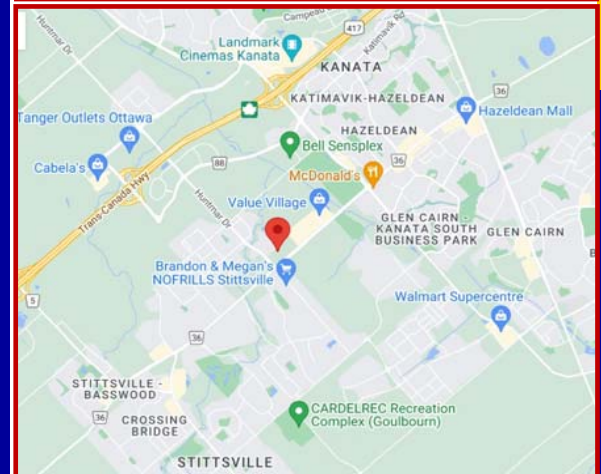
- ✓ Present Date to November 30, 2023 - \$37.00 p.s.f. per annum net.
- ✓ December 1, 2023 to November 30, 2028 - \$40.00 p.s.f. per annum net.
- ✓ December 1, 2028 to November 30, 2033 - \$43.00 p.s.f. per annum net.

OPERATING COSTS:

- ✓ \$ 18.69 per square foot (estimate)

SIGNAGE AND PARKING:

- ✓ Great storefront signage. Ample free parking. High traffic location.



For more information please contact:

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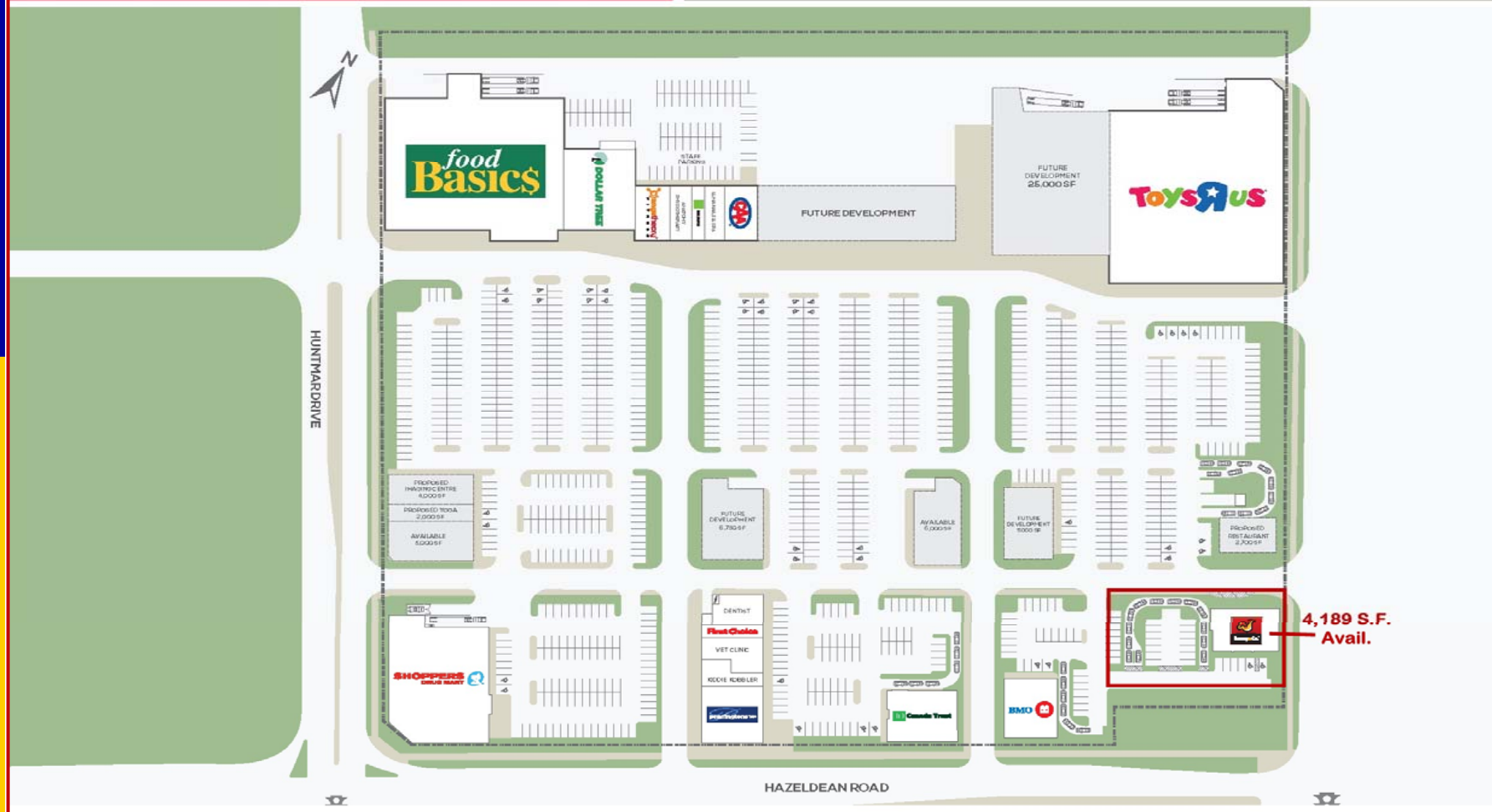
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THE SHOPPES AT FAIRWINDS

KANATA, ONTARIO



This site plan is presented without warranty or representation of any kind and solely for the purpose of identifying the approximate location of potential buildings as presently contemplated by the owner/landlord, but subject to change or cancellation at any time. Proposed building dimensions, locations, access, common areas and parking, existing or anticipated tenants and their locations and identities are all subject to cancellation or change at the owner's/landlord's sole discretion at any time.

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