

# NEW RETAIL DEVELOPMENT

## Main Street West, Winchester, ON

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

### DESCRIPTION:

- ✓ Located on Main Street West and County Road 3, right beside R/T Automotive Center, located approximately 50 km south of downtown Ottawa, midway between Ottawa and Morrisburg.
- ✓ Neighbouring tenants include Tim Hortons, Pet Valu, Foodland Winchester, Dollarama, R-T Auto Center.
- ✓ Proposed 46,561 square foot plaza.
- ✓ Underserviced retail area in growing community.
- ✓ Ideal for pharmacy, medical, drive-thru restaurant, bank.

### SPACE AVAILABLE:

- ✓ Units from 1,000 square feet and up rentable.

### NET RENTAL RATE:

- ✓ *Market Rates T.B.D.* per square foot net. Call Agent for details.

### OPERATING COSTS:

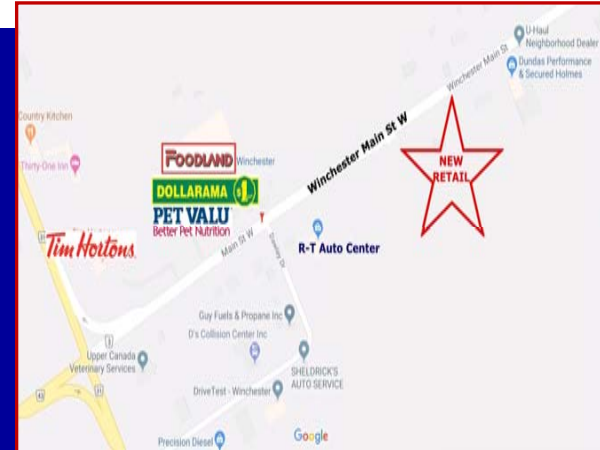
- ✓ *\$T.B.D.* per square foot (estimate).

### SIGNAGE:

- ✓ Good storefront signage and potential pylon signage available.

### PARKING AND ACCESS:

- ✓ Ample parking.
- ✓ Excellent Access/Egress.



*For more information please contact:*

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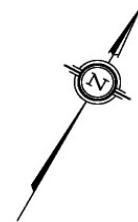
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### CONCEPT SITE PLAN



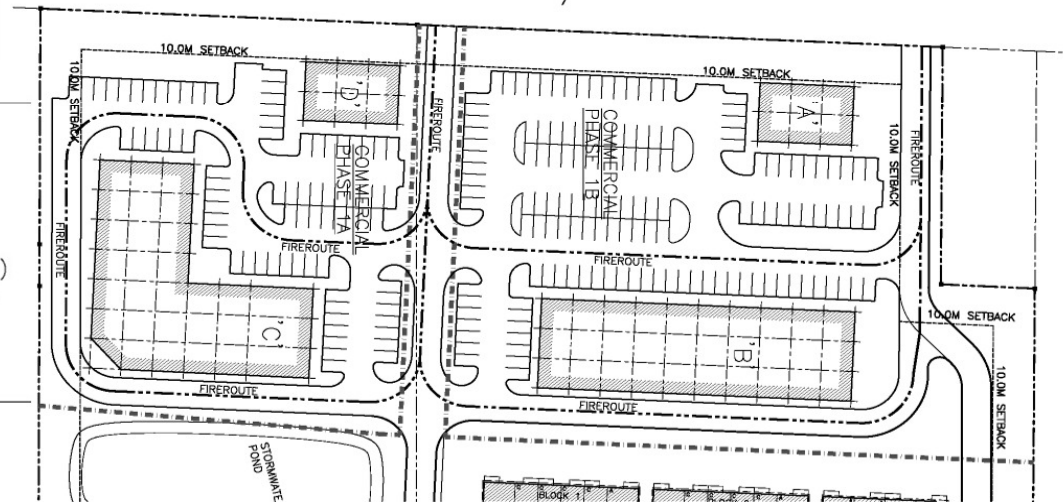
MAIN STREET WEST

#### COMMERCIAL SUMMARY

(PHASES 1A & 1B)

\*\* AREAS SHOWN ARE FOOTPRINTS\*\*

- BLDG 'A' AREA = 348.4 SQM (3,750 SQFT)
- BLDG 'B' AREA = 1741.9 SQM (18,750 SQFT)
- BLDG 'C' AREA = 1,887 SQM (20,311 SQFT)
- BLDG 'D' AREA = 348.4 SQM (3,750 SQFT)
- TOTAL AREA = 4325.7 SQM (46,561 SQFT)



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