

# FOR LEASE

Unit B8 - 2640 Innes Rd, Ottawa ON



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# PROPERTY DETAILS



## THE OFFERING

Unit B8 at 2640 Innes Road is 1,070 SF of retail space located in the community shopping centre in Blackburn Hamlet, known as Blackburn Shoppes. The established shopping centre is anchored by Metro, Shoppers Drug Mart and Dollarama. The plaza also features Bank of Montreal, Tim Hortons, Subway, Halibut House, a dental clinic and a variety of other retailers and services that meet the needs of the community.

Blackburn Shoppes has consistently maintained prominence in the trade area and its retailers benefit from a loyal consumer base. Blackburn Shoppes' combination of convenience and prime location offers merchants an excellent retail opportunity.

ADDRESS	2640 Innes Road, Unit B8 (Blackburn Shoppes)
UNIT AREA	Approximately 1,070 SF
RENTAL RATE	\$25.00/SF
ADDITIONAL RENT	\$15.47/SF (2024 estimated)
LEASE TERM	5 to 10 years with option to renew
PARKING	Ample parking
AVAILABILITY	Immediately

# LOCATION

Blackburn Hamlet is a unique suburban community in the City of Ottawa, Canada, that features abundant greenspace, close proximity to stores, public transit, schools, recreational facilities and churches.

Blackburn offers all modern amenities within no more than a 10-minute walk from most homes, including: grocery store, medical, dental, legal practices, drugstores, a pub and several restaurants, banks, service stations, convenience stores, dry cleaners, seniors' residences, public, Catholic and French schools, private schools and daycares, to name a few. (Blackburn Community Association, 2024)

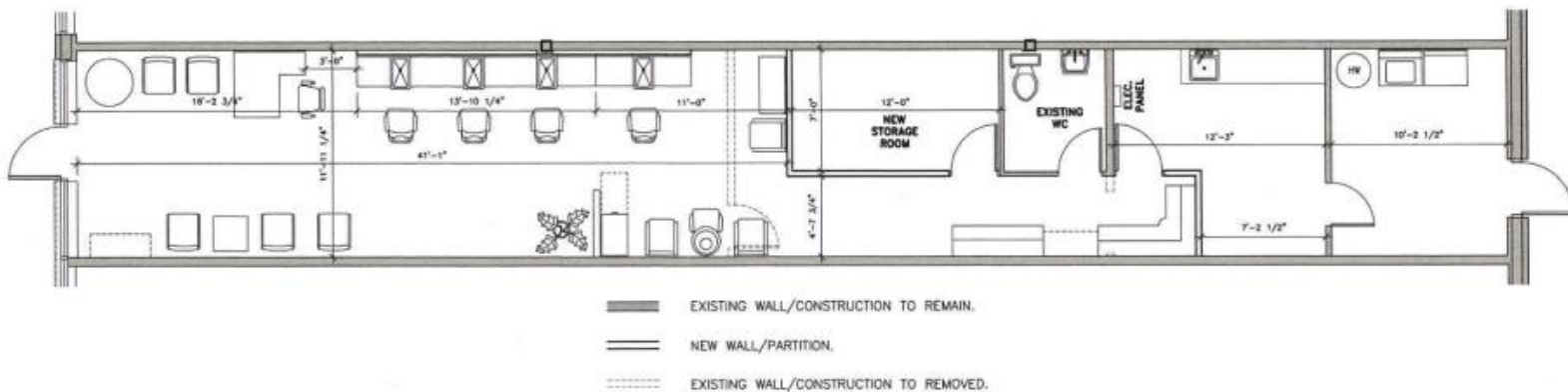


## DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	9,136	77,763	399,198
Population (2028)	10,415	87,647	445,371
Population (2033)	11,524	96,549	486,637
Daytime Population	6,150	90,256	367,085
Median Age	41.6	42.2	39.5
Average Household Income	\$120,240	\$124,660	\$107,777

# FLOORPLAN

## Unit B8



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