

Prime Retail Space

# FOR LEASE

1445 Merivale Road, Unit 101, Ottawa ON



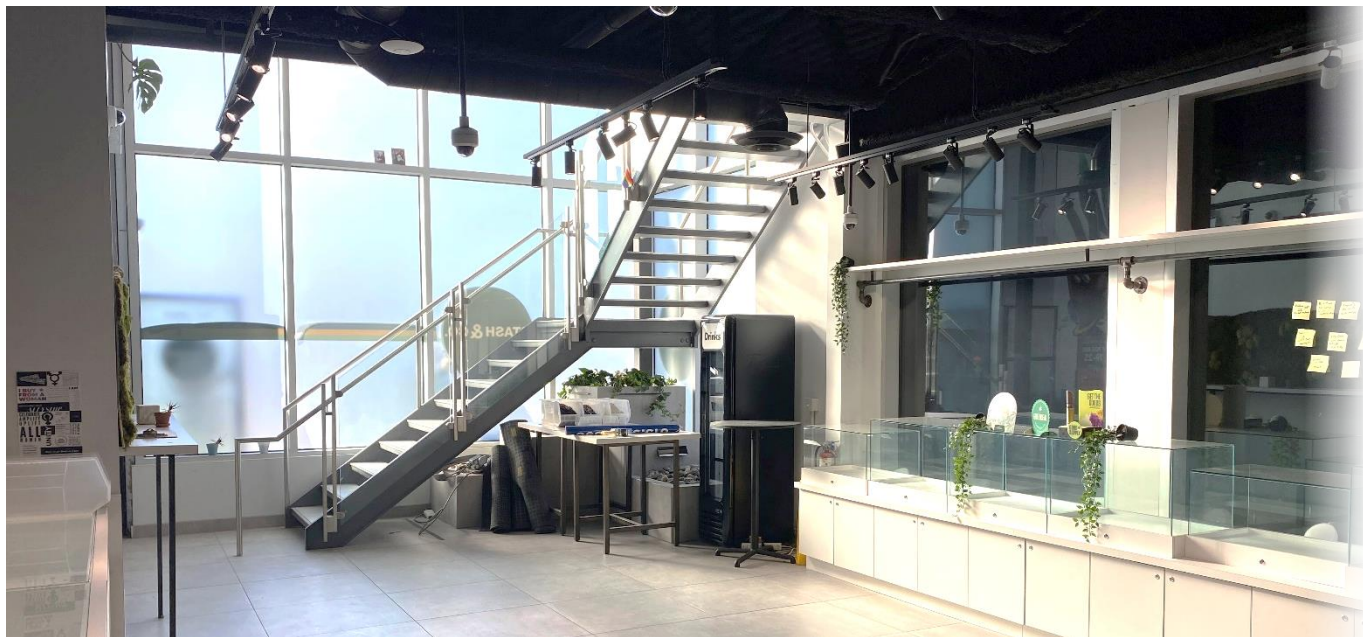
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# PROPERTY DETAILS



## THE OFFERING

Located near the bustling intersection of Merivale and Baseline Road, 1445 Merivale Road offers an exceptional space for retail, office, and a variety of other business uses. Take advantage of high-visibility signage and a prominent location on one of the area's busiest streets.

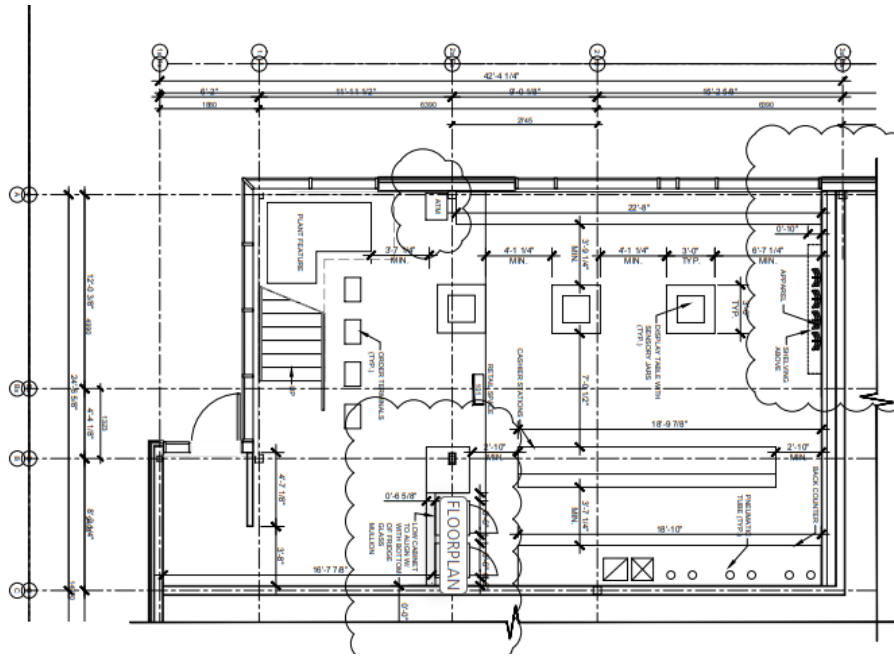
Highlights include ample on-site parking, convenient access by public transport, and established neighboring tenants including Orange Theory Fitness, City View Animal Hospital and a new restaurant coming soon.

Unit 101 features a clean, modern design with expansive windows, split across two floors. Previously used as a cannabis retail space, it's ideal for businesses such as retail, furniture, design studios, architectural offices, pharmacies, medical practices, and more.

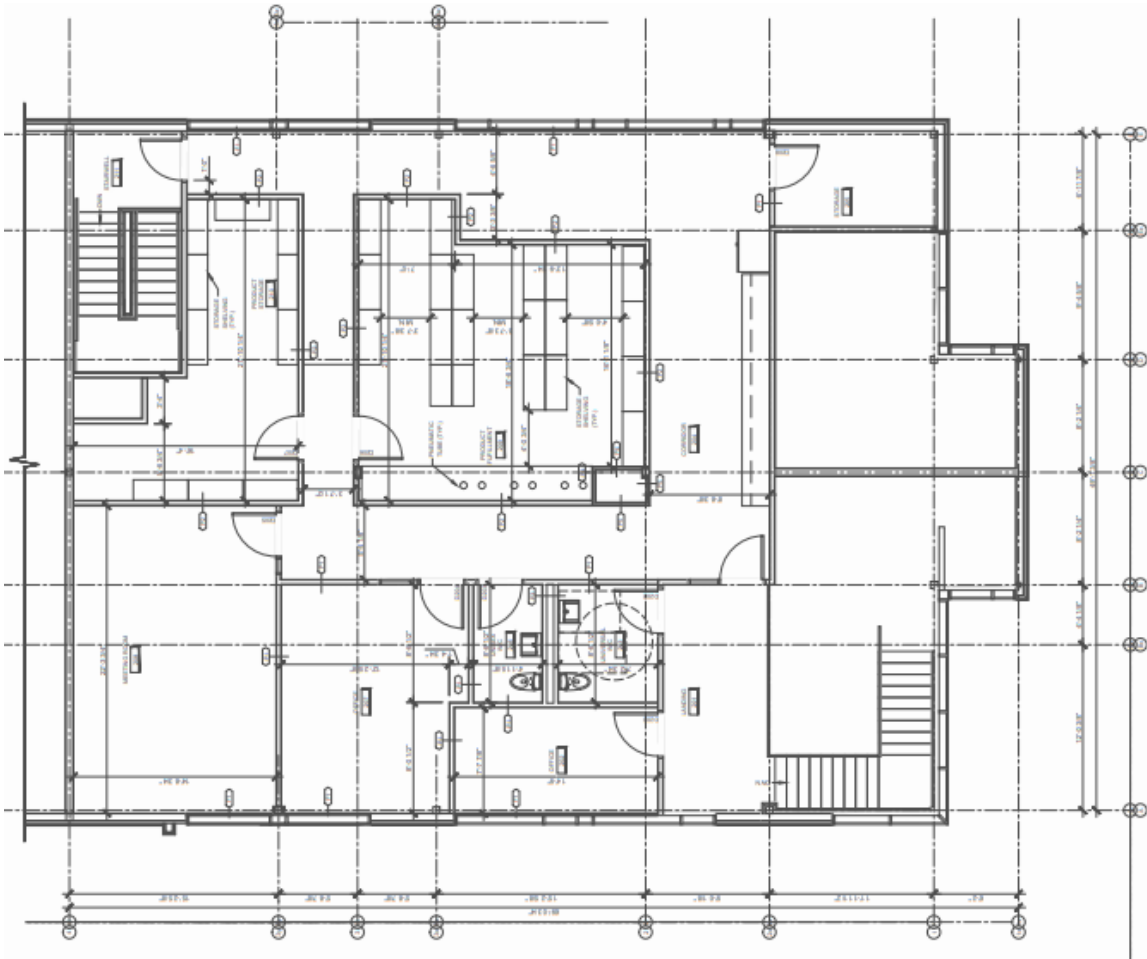
<b>ADDRESS</b>	1445 Merivale Road, Unit 101, Ottawa ON, K2E 5N9
<b>SIZE</b>	Ground Floor: 1,127 SF Second Floor: 2,575 SF Total Area: 3,702 SF.
<b>RENTAL RATE (NET)</b>	\$27.50/SF
<b>ADDITIONAL RENT</b>	\$16.51/SF (estimated 2024)
<b>AVAILABILITY</b>	Immediate

# FLOORPLAN

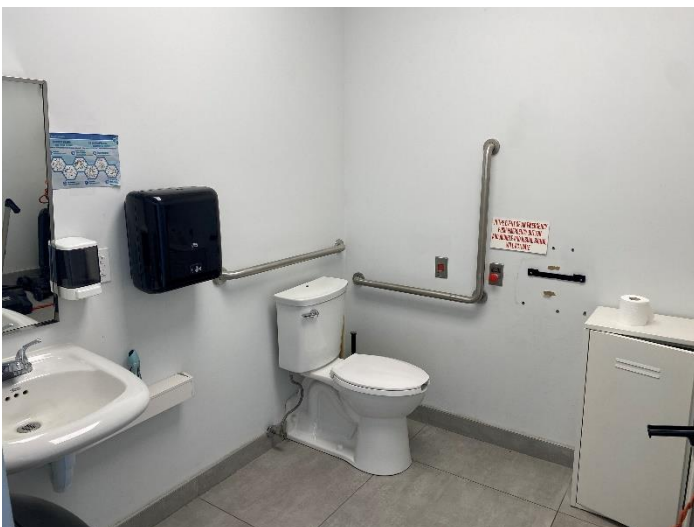
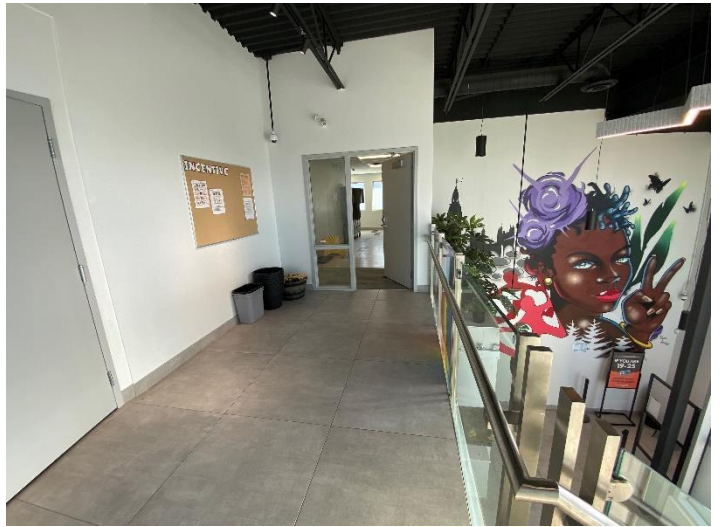
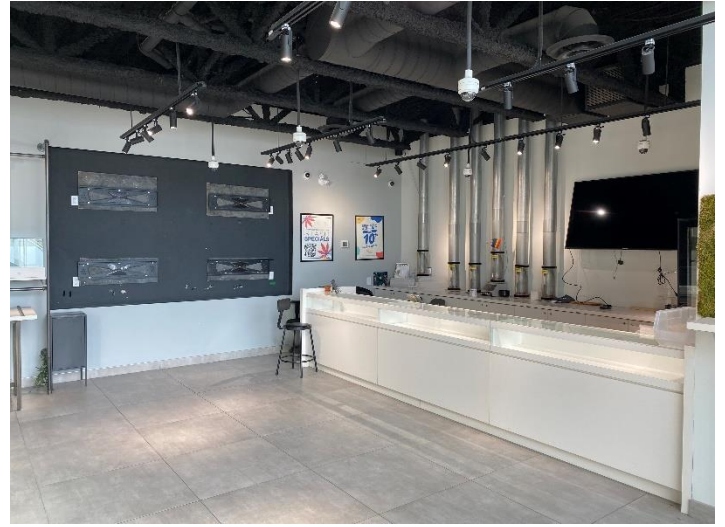
## Ground Floor - 1,127 SF



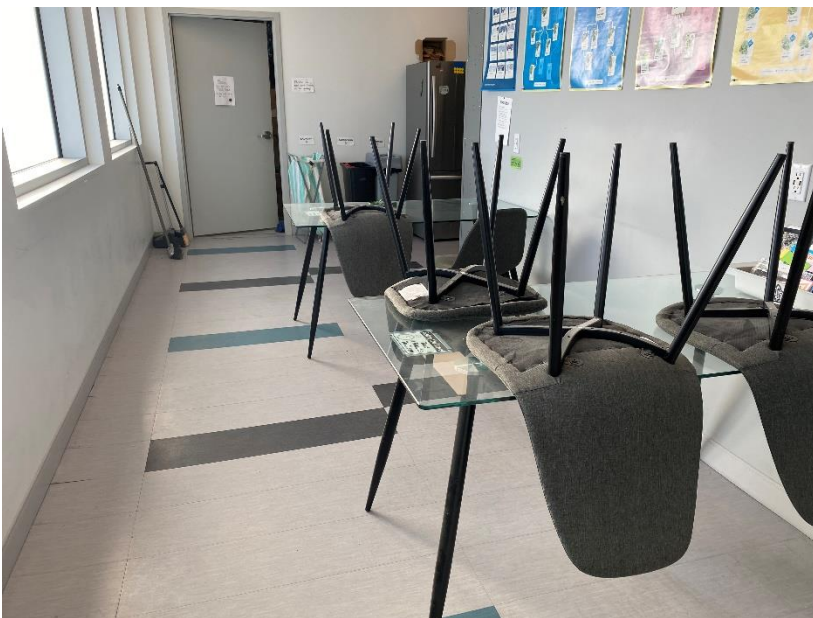
## Second Floor - 2,575 SF



# INTERIOR



# INTERIOR



# LOCATION



## DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	42,572	191,102	607,375
Population (2028)	47,522	214,515	674,033
Population (2033)	52,036	235,612	733,827
Daytime Population	35,843	199,815	699,952
Median Age	38.1	40.8	39.3
Average Household Income	\$90,141	\$111,203	\$104,355

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