

# FOR LEASE

1370 Clyde Avenue, Ottawa ON



**BEN ZUNDER** Vice President | Sales Representative  
613.913.8858 | [bzunder@cdnglobal.com](mailto:bzunder@cdnglobal.com)

**PHILIP ZUNDER** President | Broker of Record  
613.725.7170 | [pzunder@cdnglobal.com](mailto:pzunder@cdnglobal.com)

**CDN GLOBAL (OTTAWA) LTD.**  
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6  
[www.cdnglobal.com](http://www.cdnglobal.com)

# PROPERTY DETAILS

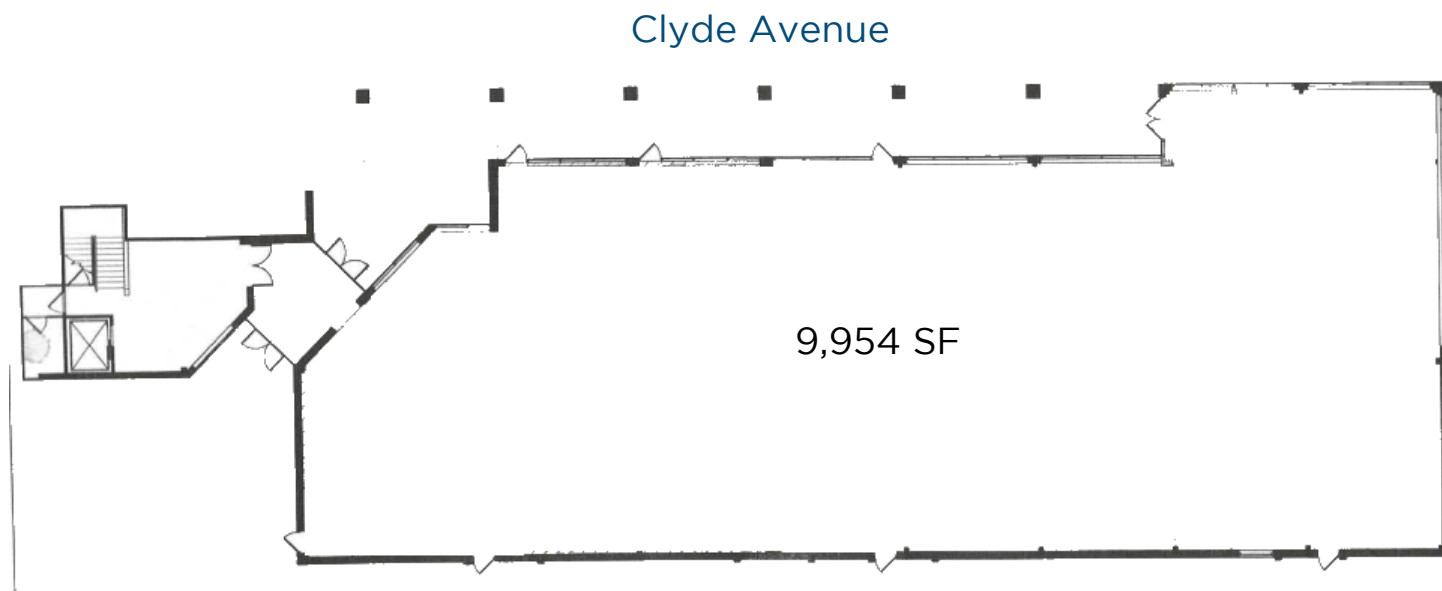


## THE OFFERING

This 9,954 SF ground-floor retail space is conveniently located on Clyde Avenue near the intersection of Baseline Road. The versatile layout is suitable for a variety of uses, including dining establishments such as restaurants or coffee shops, health and wellness services like pharmacies, clinics, and fitness studios, as well as professional services such as insurance offices and financial planners. The space can be divided into smaller units to suit tenant needs, offering flexibility for businesses of all sizes. Its central location and adaptable design make it a practical choice for a wide range of tenants.

ADDRESS	1370 Clyde Avenue, Ottawa ON
UNIT AREA	Up to 9,954 SF
RENTAL RATE	\$37.00/SF
ADDITIONAL RENT	\$14.00 per SF (estimated for 2025)
PARKING	Ample, on site
AVAILABILITY	December 1, 2025

# FLOORPLAN & DEMOGRAPHICS



(Typical bay sizes are 20' x 60' = 1,200 SF with the current measurements approximated)

## DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	41,401	188,860	594,780
Population (2028)	46,331	211,923	660,254
Population (2033)	50,827	232,773	718,889
Daytime Population	36,435	192,408	678,392
Median Age	38.3	40.9	39.3
Average Household Income	\$94,623	\$109,790	\$105,650

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

**BEN ZUNDER** Vice President | Sales Representative  
613.913.8858 | bzunder@cdnglobal.com

**PHILIP ZUNDER** President | Broker of Record  
613.725.7170 | pzunder@cdnglobal.com

**CDN GLOBAL (OTTAWA) LTD.**  
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6  
[www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors