

LAND FOR SUBLEASE

CDNGLOBAL[®]



6690 MITCH OWENS ROAD
GREELY, ON

PROPERTY OVERVIEW

ADDRESS:	6690 Mitch Owens Road, Greely ON
LAND SIZE:	Approx. 189,000 sq. ft. (4.34 AC)
FRONTAGE:	Approx. 300 ft. on Mitch Owens Road
DEPTH:	Approx. 630 ft.
ZONING:	RC3[195r] – Rural Commercial
SUBLEASE RATE:	\$0.75 per sq. ft. (with escalations)
TOPOGRAPHY:	Relatively flat and partially cleared. Sublandlord will consider improving the land for an extra charge.

PROPERTY LOCATION

The subject property is located in Greely, near where Albion Road meets Mitch Owens Road. This location gets heavy vehicular traffic during the day and is easily accessible by car and public transportation.

6690 Mitch Owens Road is just an 8-minute drive from the Rideau Carleton Casino, the future home of the Hard Rock Hotel & Casino estimated to open its doors in 2025.

The site is also within a short drive from the residential communities of Greely (3-minute drive), Findlay Creek (9-minute drive), Riverside South (15-minute drive), Manotick (18-minute drive), and Barrhaven (20-minute drive).

DEMOGRAPHICS

Radius	2 KMS	5 KMS	10 KMS
Population (2023)	3,257	15,781	89,047
Population (2028) Projection	3,688	18,668	102,553
Population (2033) Projection	4,071	21,351	114,832
Annual Growth (2023-2028)	2.6%	3.7%	3.0%
Daytime Population	2,152	11,777	63,622
Average Household Income	\$164,970	\$158,892	\$144,269



LOCATION



CDNGLOBAL®

CDNGLOBAL.COM

CDN GLOBAL (OTTAWA) LTD.
BROKERAGE

1419 Carling Avenue, Suite 203
Ottawa, ON K1Z 7L6

ERIKA JOHNSON

President | Broker of Record



514.237.1612



ejohnson@cdnglobal.com

BEN ZUNDER

Vice President | Sales Representative



613.913.8858



bzunder@cdnglobal.com

PHILIP ZUNDER

President | Broker of Record



613.725.7170



pzunder@cdnglobal.com

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.