NEW RETAIL & OFFICE OPPORTUNITIES IN KANATA FOR LEASE OR SALE

FANTASTIC OPPORTUNITY TO OWN YOUR OWN COMMERCIAL CONDO!

150 KATIMAVIK ROAD, KANATA

UNIT SIZE:	**Retail** units ranging from 398 SQ.FT. to 15,000 SQ.FT. **Office** units ranging from 500 SQ.FT. to 8,000 SQ.FT.
NET RENT:	**Retail** $12.00/SQ.FT. - $30.00/SQ.FT. (Depending on Unit Size) **Office** $12.00/SQ.FT.
CAM & TAXES:	**Retail** Estimated at $7.55/SQ.FT. **Office** Estimated at $7.55/SQ.FT.
SALE PRICE:	**Retail** $275/SQ.FT. **Office** $185/SQ.FT.
POSSESSION DATE:	Q3 2018

CANTOR REALTY CORP.

CANTOR REALTY CORP., BROKERAGE
COMMERCIAL SALES AND LEASING

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Market Overview

LOCATION OVERVIEW

DEMOGRAPHIC OVERVIEW

RADIUS	0-1 KM	0-5 KM	0-10 KM	OTTAWA (CITY)	ONTARIO
Population Trends					
Population 2014	8,222	79,109	190,374	951,407	13,809,676
Population 2019	8,284	83,069	199,658	996,277	14,472,513
Projected Growth 2014-2019	0.8%	5.0%	4.9%	4.7%	4.8%
Daytime Population 2014	5,172	81,577	174,706	980,140	13,596,328
% Daytime Population at Work	26%	54%	46%	52%	49%
Income					
Household Income 2014	$115,336	$133,686	$123,740	$111,995	$98,419
Household Income 2019	$135,781	$159,026	$147,424	$133,471	$117,050
Projected Growth 2014-2019	18%	19%	19%	19.2%	18.9%
% Households >$100,000 (2014)	53%	55%	49%	43.0%	32.9%
% Households >$100,000 (2019)	64%	58%	53%	48.1%	39.9%
Expenditures					
Household Expenditures 2014	$81,889	$92,243	$85,381	$106,996	$94,321
Population Density					
Land Area (sq. km.)	2.7	77.3	288.8	2,790	907,574
2014 Population Density per sq. km.	3,034	1,024	659	341	15
2019 Population Density per sq. km.	3,057	1,075	691	357	16
Age Distribution (2014)					
Population < 20 years old	22%	25%	25%	22%	22%
Population 20-34 years old	20%	19%	20%	23%	21%
Population 35-44 years old	14%	14%	14%	14%	13%
Population 45-54 years old	15%	16%	16%	15%	15%
Population > 55 years old	30%	25%	25%	26%	28%
Home Ownership					
% Owned Dwellings (2014)	76%	88%	79%	68%	72%
% Rented Dwellings (2014)	24%	12%	21%	32%	28%
Travel to Work					
% Vehicle/Other	68%	77%	75%	68%	80%
% Public Transit	25%	17%	19%	22%	14%
% Walk	5%	4%	4%	7%	5%
% Cycle	2%	1%	1%	2%	1%

- **CONVENIENTLY LOCATED ON THE SOUTH SIDE OF HWY 417 (WESTBOUND - CASTLEFRANK ROAD EXIT) OR (EASTBOUND - TERRYFOX ROAD EXIT)**
- **MANDARIN BUFFET RESTAURANT TO OPEN ON SITE**
- **MINUTES FROM CANADIAN TIRE CENTRE, TANGER OUTLETS AND KANATA CENTRUM**
- **ZONING: MC3 - MIXED USE CENTRE ZONE**

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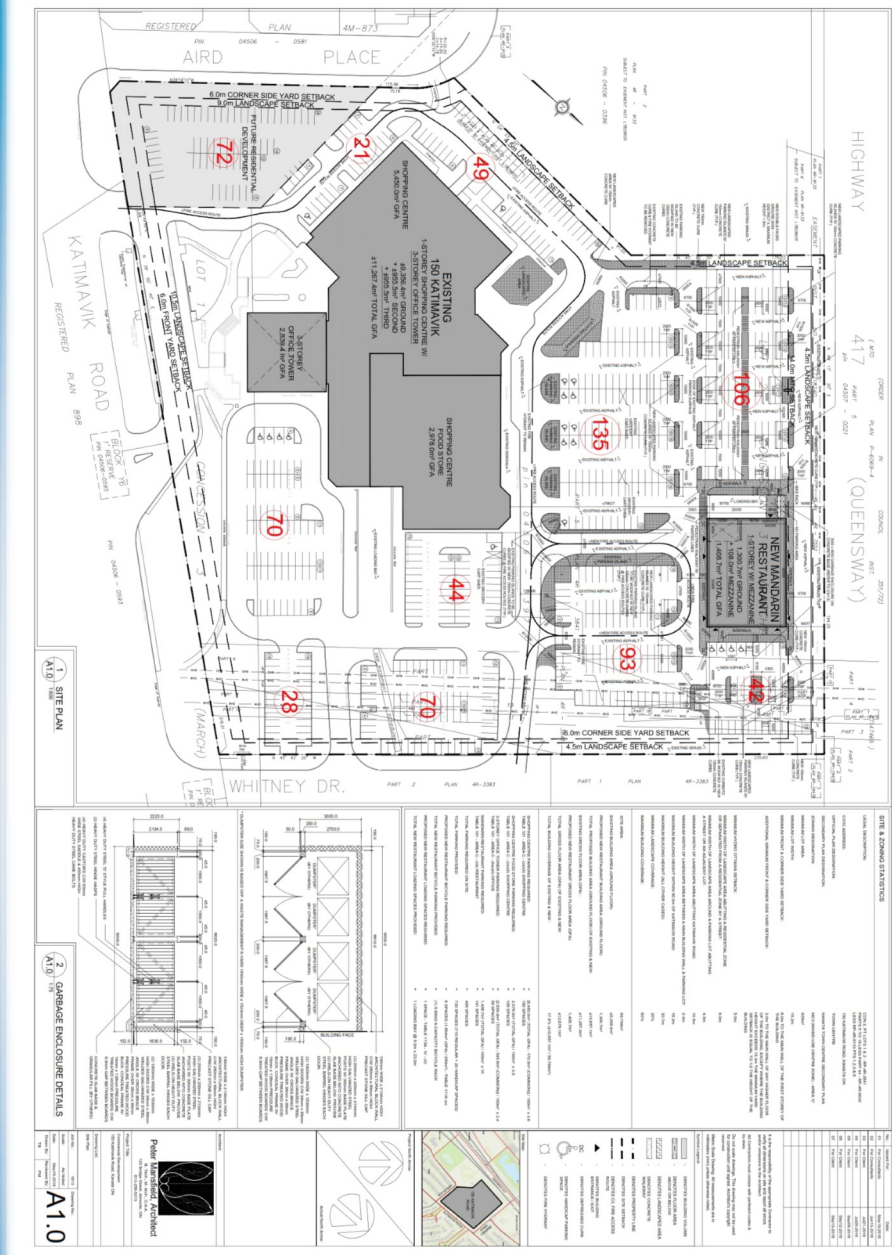
Site Plan



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