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# Prime Retail Space For Lease

550 Terminal Avenue



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## 550 Terminal Avenue, Ottawa

### Prime Retail Space for Lease

Elevate your brand at the Train Yards—one of the Ottawa’s most established retail destinations.

This prime inline unit offers 16-foot clear ceilings, giving you the scale and flexibility to create a polished, high-end shopping environment with impactful merchandising. Strong signage exposure places your name alongside national retailers in a corridor known for consistent traffic and proven performance.

A rear double man door allows for efficient inventory movement, and ample on-site parking ensures convenient access for your customers.

### Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads.

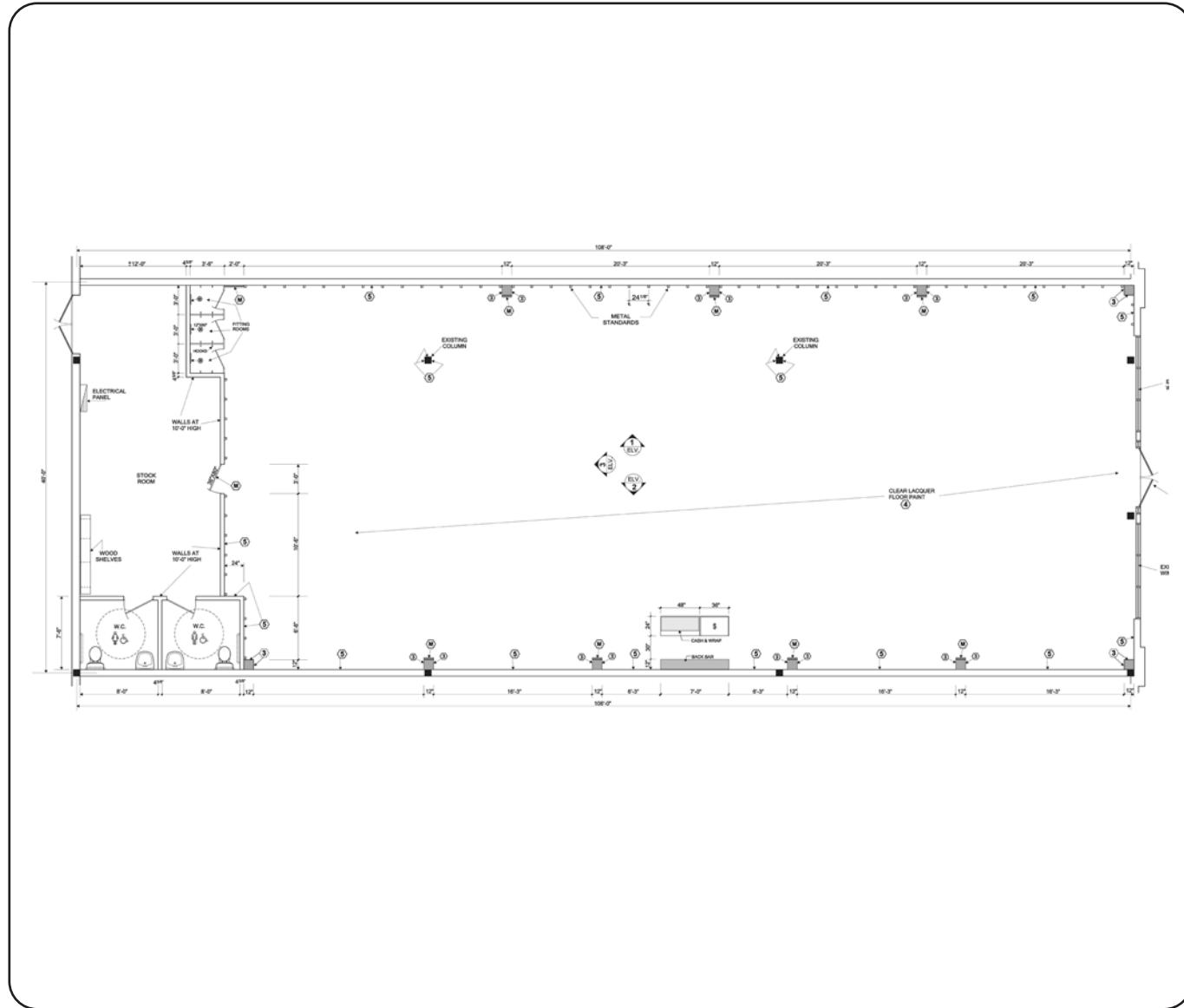
The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include Tommy Hilfiger, L.L. Bean, RW & Co., La Vie en Rose, Penningtons, Reitmans, Roots, and the Shoe Company.



## Thriving Retail Hub

The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constant steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

# Unit Floor Plan + Features



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**Unit 8**  
**4,404 sf**

**Price: \$32.00/SF**  
**OPC: \$15.16/SF**

Available Immediately

## Unit Features

- Zoning: GM[2160-h]
- Ceiling: 16' clear; 18' to roof deck
- Loading: Double Man Door
- Inline, glass front unit

This inline opportunity offers the foundation for a refined, design-forward retail experience. The space is currently open with plenty of natural light.

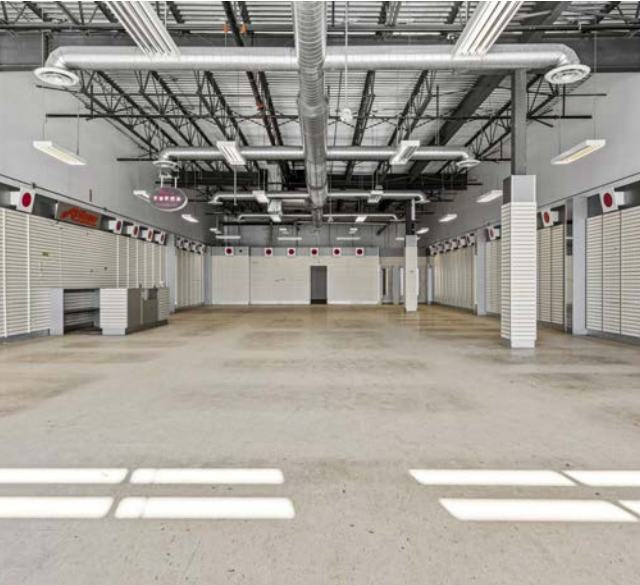
Complemented by a dedicated storage and receiving area with two staff washrooms, ready to support day-to-day operations. A rear double man door ensures efficient inventory handling.

Prominent signage places your brand alongside strong national co-tenants within a destination known for consistent, high-quality traffic.



# Interior Photos

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# The Train Yards



## Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

## Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking.

This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers – convenient, accessible, and vibrant.

## Property Highlights

- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Abundant, convenient customer parking
- Surrounded by thriving, high-growth suburban communities
- Prime visibility and seamless access from major highways

# Property Map



# Demographic Data

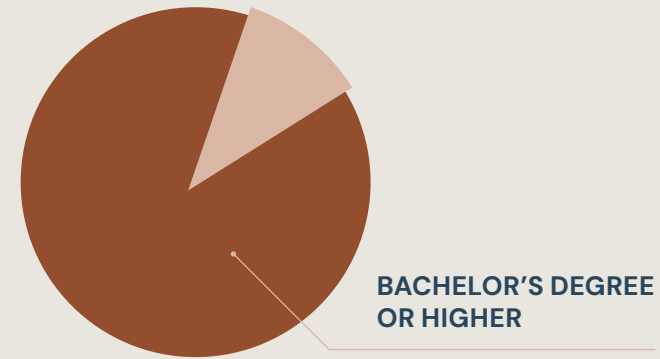
## Age Distribution

With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

**MEDIAN AGE IS**  
**38.6** 

## Educational Attainment

A significant portion of the population holds bachelor's degrees or higher, particularly within the 5 km radius.



## Income Levels

With 30–40% earning under \$40,000, the range of average household incomes is:

**\$88K**  
**TO \$94K**

## Labor Force Participation


Around 60–64% of those:

**AGE 15+**

Are employed, mainly in sales, services, business, finance, and social sciences.

## Household Characteristics

One- or two-person households dominate, making up 70–75%, with household growth expected to reach:

**24–25%**  
**BY 2023** 

## Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

**20–21%**  
**GROWTH BY 2033**



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