



A CONTROLEX PROPERTY,
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Prime Retail Space For Lease

515 Industrial Avenue, Ottawa



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Ottawa

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This highly visible retail property offers expansive display windows and prominent building signage, delivering exceptional exposure along Industrial Avenue.

An end-cap unit and an inline unit are currently available and can be combined to provide up to 4,073 square feet of flexible retail space. The adaptable layouts accommodate a wide range of retail and service-oriented users seeking presence, visibility, and functionality.

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 LCBO, Movati Gym, Farm Boy, CIBC, Walmart Superstore, and a wide range of national retailers.

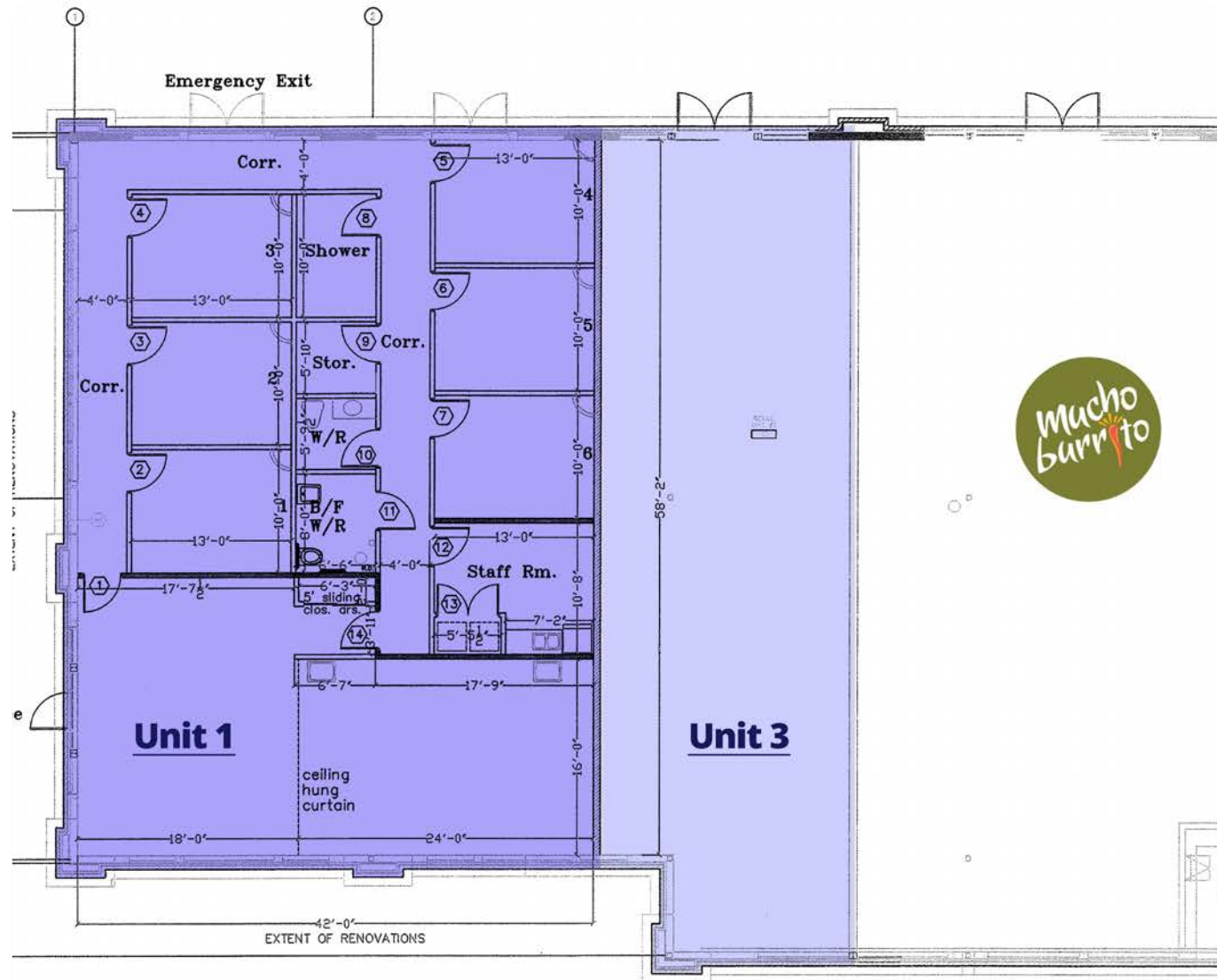


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Thriving Retail Hub

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



515 Industrial Ave.
1,398 – 4,073 sf

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

Availability			
Unit	Size	Occupancy	Combine Units
Unit 1	2,675 sf	Immediate	Up to 4,073 sf contiguous
Unit 3	1,398 sf	July 1, 2026	

Unit Features

- Zoning: GM[2160]-h
- Frontage on Industrial Avenue
- Unit 1 can potentially be severed in half

This highly visible retail building features large windows and building signage with direct exposure to Industrial Avenue.

Unit 1 features a series of private rooms, each equipped with sinks. The existing configuration lends itself naturally to medical, wellness, and personal care uses. Positioned within a complementary medical and wellness focused tenant mix, the space supports operators seeking a turnkey layout without direct overlap with existing uses.



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Interior Photos

Unit 1

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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

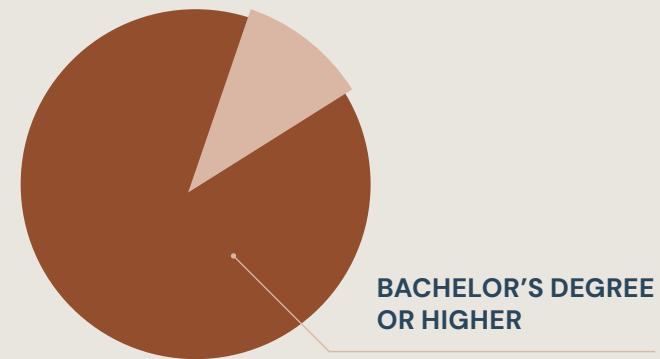
Age Distribution

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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