

GROCERY ANCHORED CORNER RETAIL UNIT FOR LEASE

130 Cedar St | Cambridge



Unit Detail



Prime Location

Situated along Cedar Street with exceptional street frontage, the property is located within a well-established residential area of Cambridge, offering strong visibility and a large, consistent customer base from the immediate trade area.



Co-Tenancy with Major Brands

Located within a high-traffic, grocery-anchored plaza featuring well-known national tenants such as Sobeys, LCBO, Shoppers, Dollarama, TD Bank, and Tim Hortons.



Ample Parking & Functional Access

The unit benefits from parking directly in front, providing convenient customer access, along with a dedicated loading dock to support efficient operations and deliveries.



Excellent Regional Access

The property offers excellent access adjacent to the plaza entrance, strategically positioned within a dense residential neighbourhood and serving as a primary, convenient retail destination for thousands of nearby households.

Retail Unit

52

Net Rent

\$32.00 Per Sq. Ft.

Unit Size

5,743 Sq. Ft.

238 Sq. Ft. Mezz not included in GLA

TMI (2026)

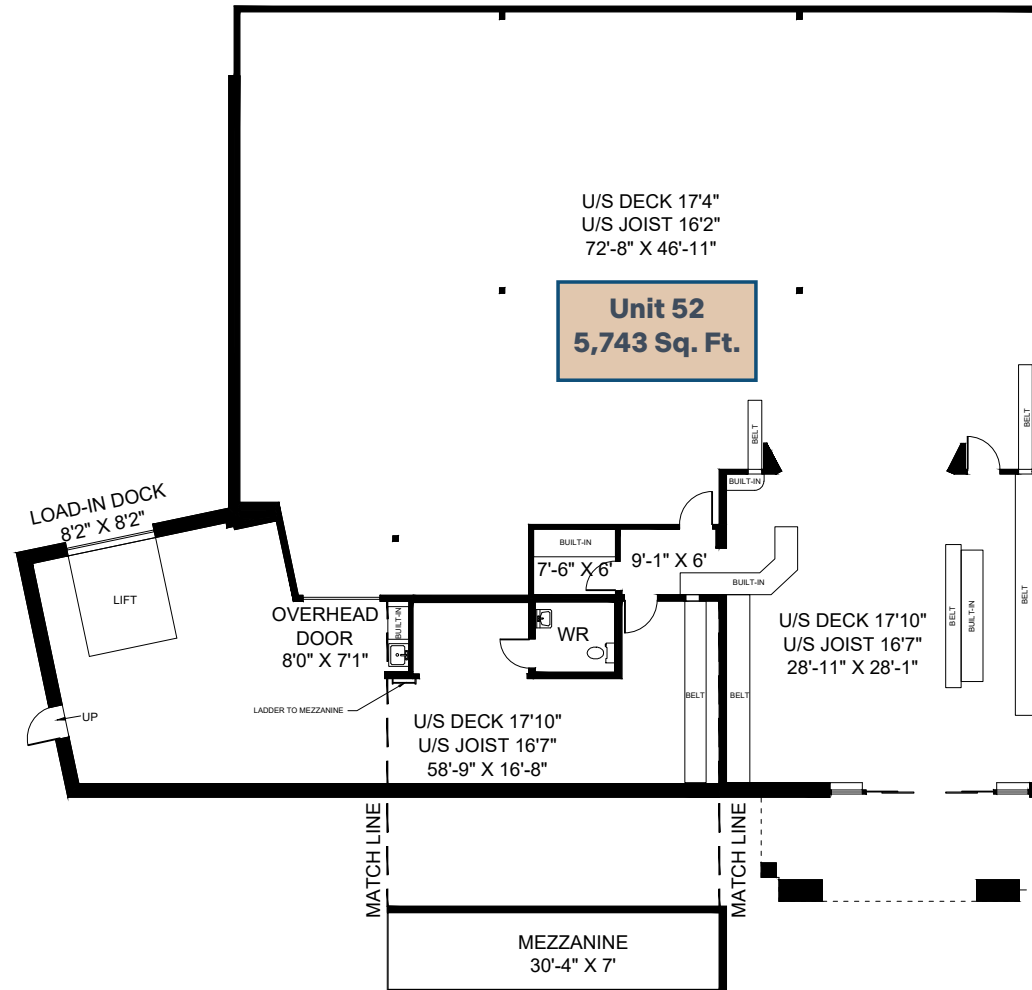
\$13.27 Per Sq. Ft.

Parking Surface

Possession Date

Immediate

Floor Plan



Cedar St

238 Sq. Ft. Mezz not included in GLA

Co-Tenants



Site Photo



Amenities & Location



DAILY TRAFFIC COUNT

27,324

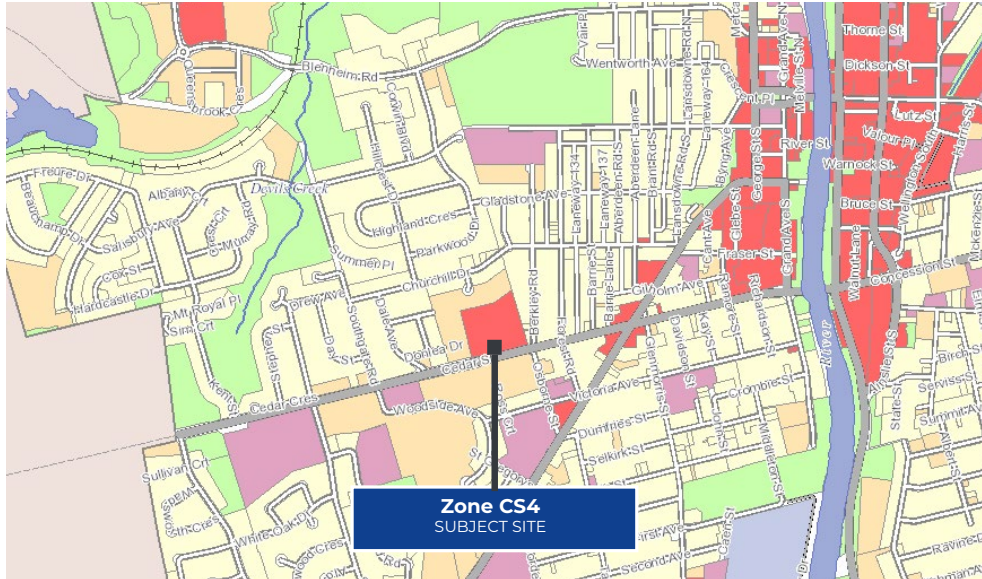
Cedar St & Andrews St

SUBJECT SITE

APPROX. 10-15 MIN. DRIVE TO MAJOR COMMERCIAL HUBS



Permitted Uses & Zoning



PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:

RETAIL COMMERCIAL ESTABLISHMENTS

- » A neighbourhood grocery store¹
- » A neighbourhood variety store¹
- » Any retail commercial establishment¹
- » Any retail commercial establishment described in section 3.3.2.1
- » SERVICE COMMERCIAL ESTABLISHMENTS
- » A hairdressing establishment
- » Any business and professional office described in section 3.3.2.2
- » A food services establishment including a cart
- » A laundry or dry cleaner's establishment but not a dry cleaning plant
- » A hotel or motel
- » An automobile service station or gas bar
- » Any other service commercial establishment described in section 3.3.2.2

COMMERCIAL RECREATIONAL ESTABLISHMENTS

- » A place of amusement as described in section 3.3.2.4 except an amusement arcade
- » An Amusement arcade if located in an enclosed shopping mall²
- » A recreation centre as described in section 3.3.2.5

OTHER USES

- » A neighbourhood shopping centre
- » A day nursery or day care centre
- » A use permitted in all zones in accordance with section 2.1.1
- » A use, building or structure accessory to a permitted use

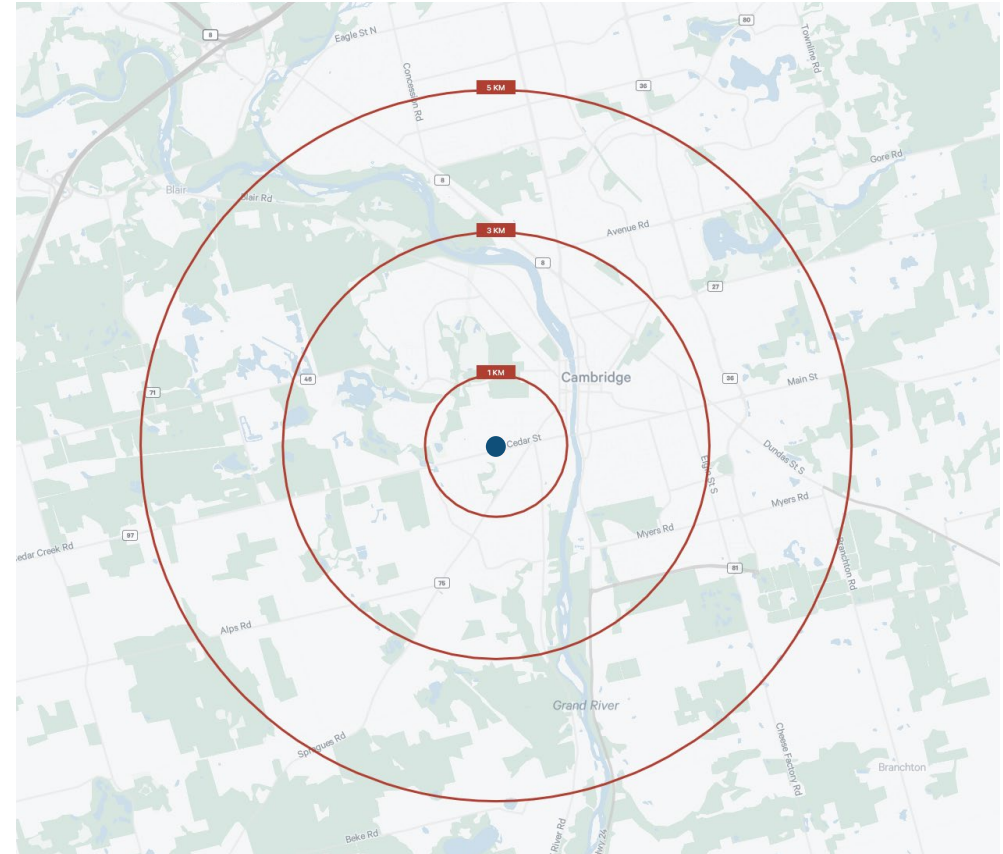
¹In which not more than 300m² of gross leasable commercial floor area is provided

²Which is not closer than 500m to a public or separate elementary or secondary school

CLICK TO VIEW
CITY OF CAMBRIDGE
ZONING DEFINITIONS

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

Demographics



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
1 KM	10,994	11.7%	9,890	\$123,992
3 KM	47,201	11.0%	41,508	\$119,503
5 KM	94,153	13.1%	84,054	\$119,718

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