

Retail Space FOR LEASE

2039 Robertson Road,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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2039 Robertson Road

Ottawa

Price

\$25.00/sf

OPC

\$18.06/sf



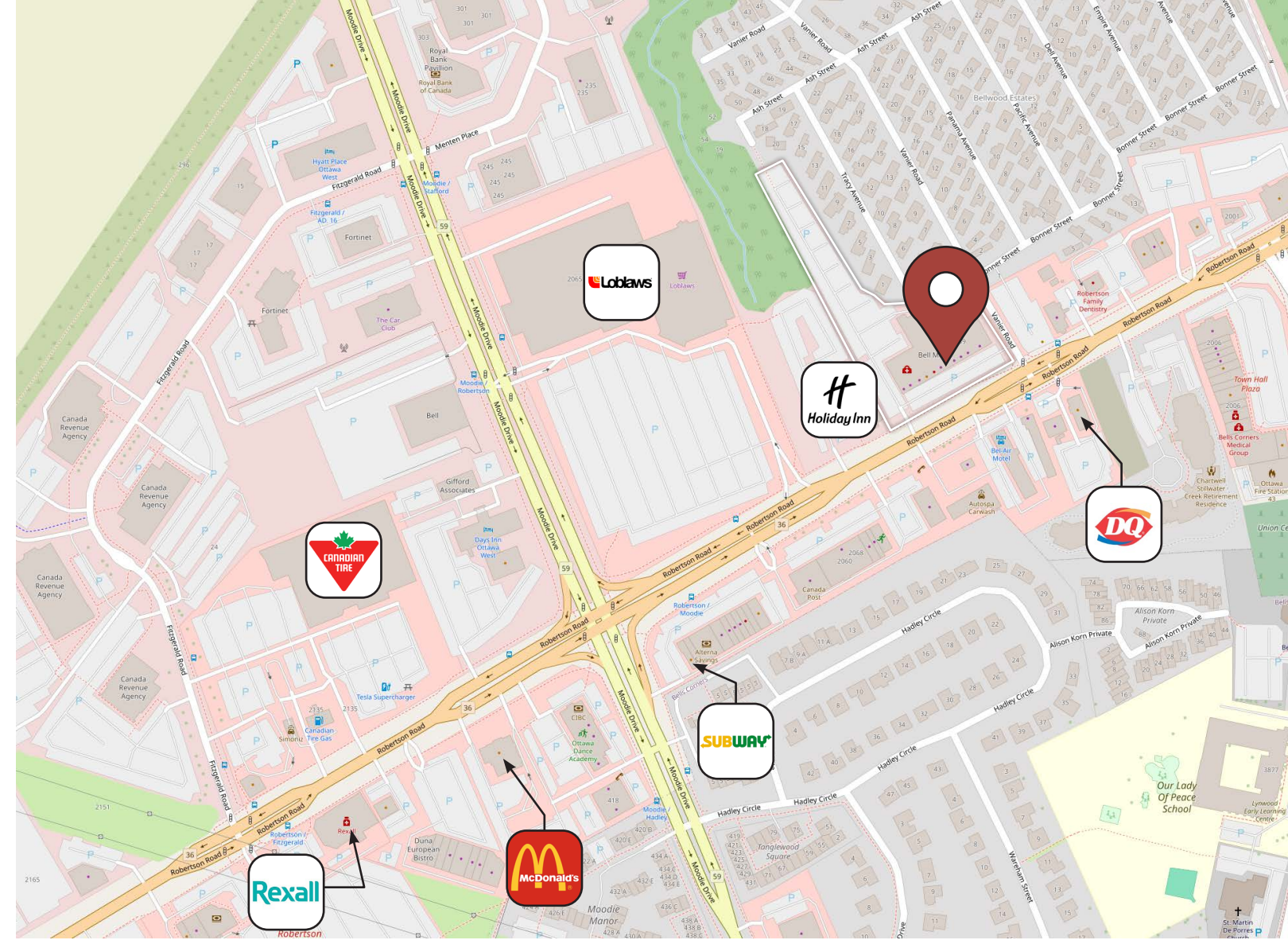
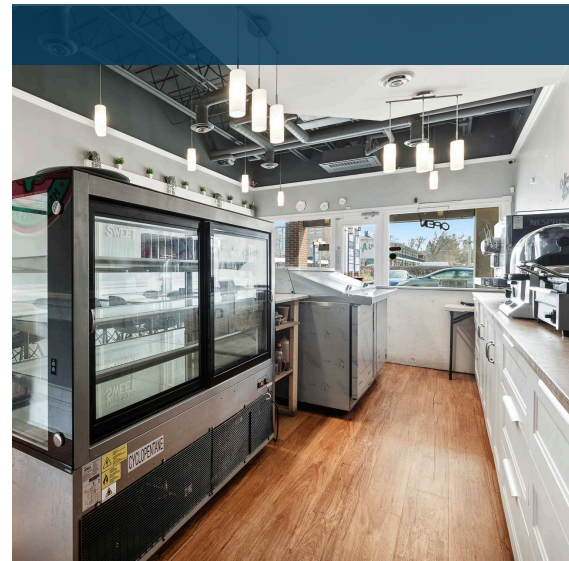
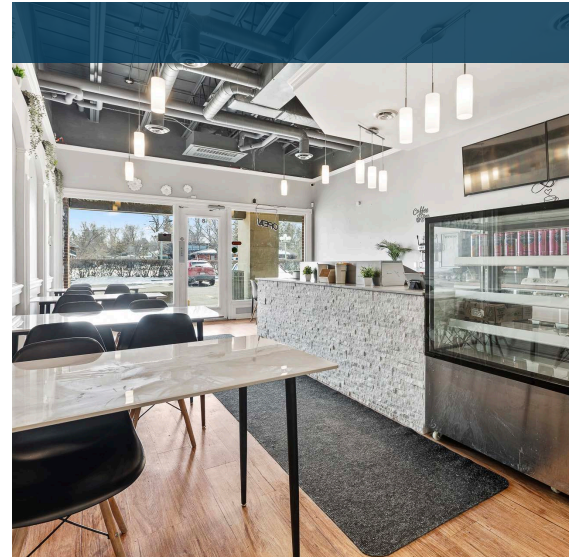
Key Features

- Size** 1,061 sf • Building & pylon signage
- Zoning** MS2 • Ventilation in place
- Power** 120/208V, 225 Amps, 3 phase
- Wheelchair-accessible customer washroom (manual door)

Highlights

Position your café in the heart of Bells Corners with this turn-key opportunity at 2039 Robertson Road. With both building and pylon signage available, your brand benefits from continuous visibility in a well-established commercial node, supported by ample on-site customer parking for ease and convenience.

Inside, the space is thoughtfully laid out for efficient day-to-day operations, featuring a dedicated prep area, storage room, private office, and separate customer and employee washrooms. High ceilings and modern lighting enhance the overall atmosphere, delivering a bright, contemporary setting that's ready to welcome customers from day one. This is a rare opportunity to step into a fully built-out café space and begin operating with minimal lead time.



Location Overview

Situated within a dynamic mixed-use retail and office property, 2039 Robertson Road benefits from a steady flow of both local residents and daytime office users. The surrounding area offers a strong lineup of national retailers including Loblaws, FreshCo, and Canadian Tire, alongside popular quick-service options such as Tim Hortons, McDonald's, and Subway—creating a well-established commercial hub that naturally draws consistent traffic throughout the day.

With excellent visibility along busy Robertson Road, the location is ideally positioned to capture morning commuters, lunchtime demand, and afternoon visits, while ample on-site parking and a strong mix of neighbouring uses support convenient access and repeat customer activity



CONTACT

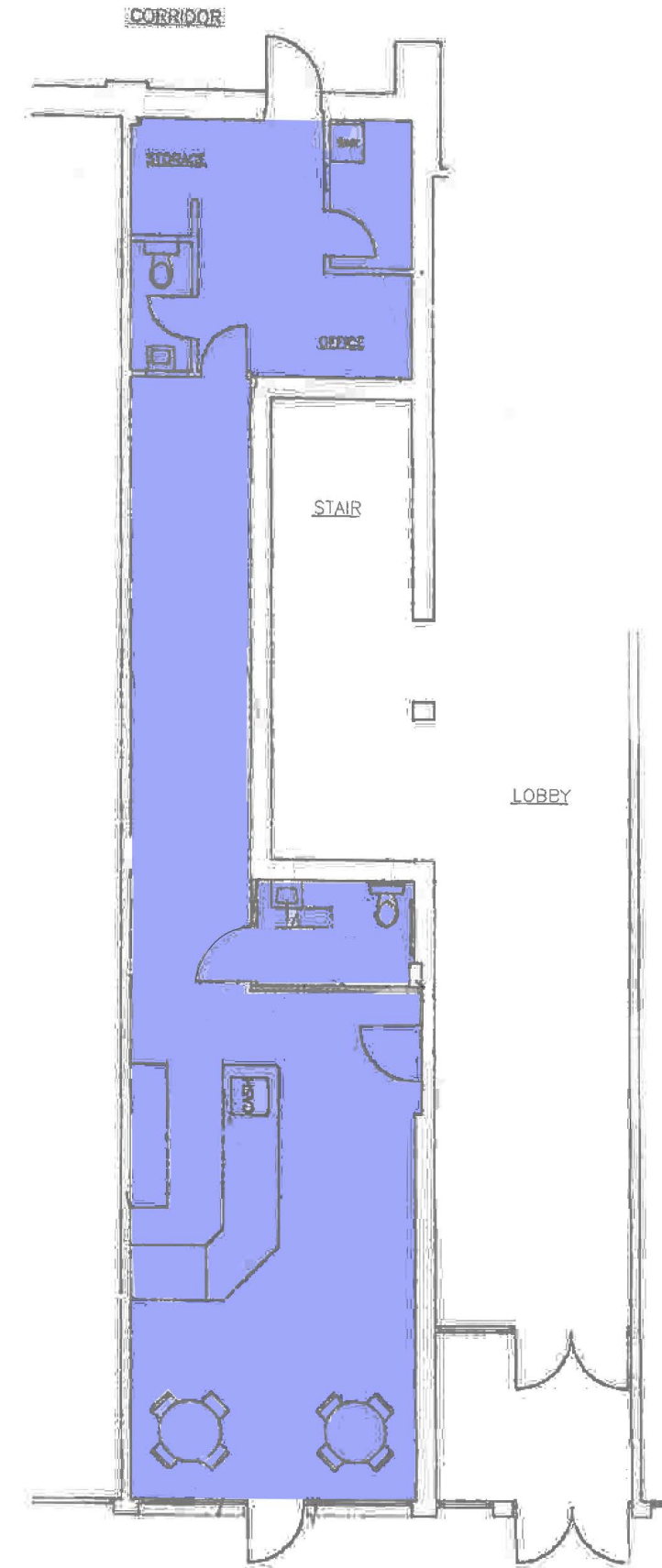
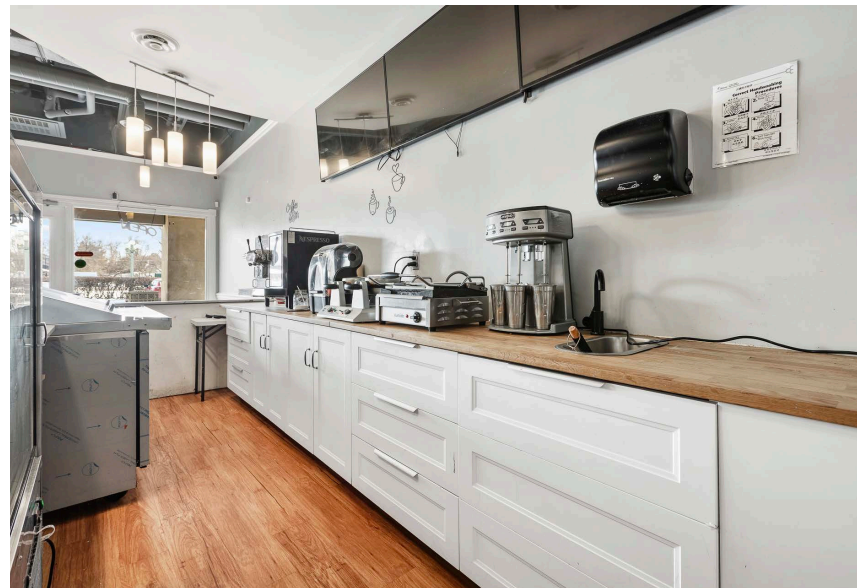
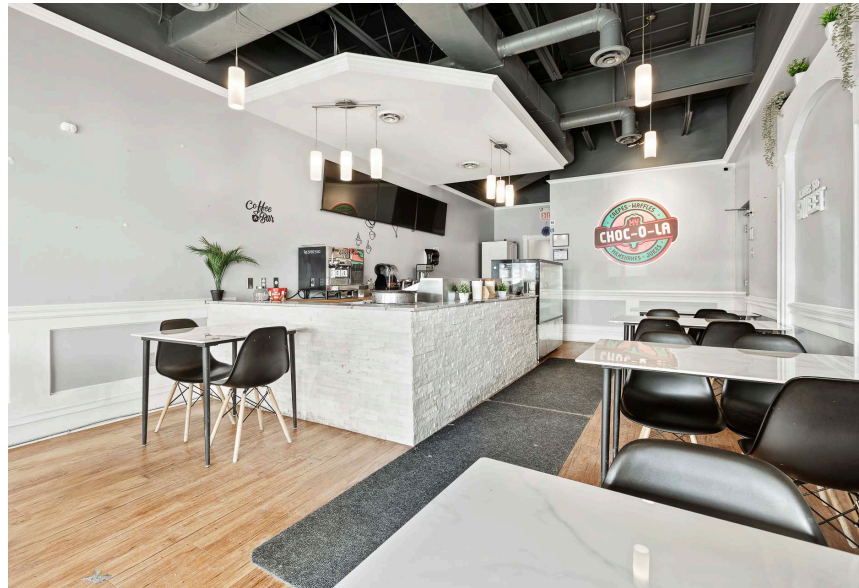
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Charles Mirsky, Broker
COO - Brokerage Services

FLOOR PLAN



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AREA MAP

Positioned along the well-travelled Robertson Road corridor, this location offers retailers direct exposure to steady vehicular traffic and a strong surrounding customer base. Nearby amenities include national retailers, grocery anchors, and a variety of quick-service and casual dining options, creating a well-established commercial hub that draws consistent activity throughout the day. The area's convenient mix of uses supports continuous customer flow, making it an ideal setting for a café or retail concept looking to benefit from both destination and impulse visits.

Established Business Environment

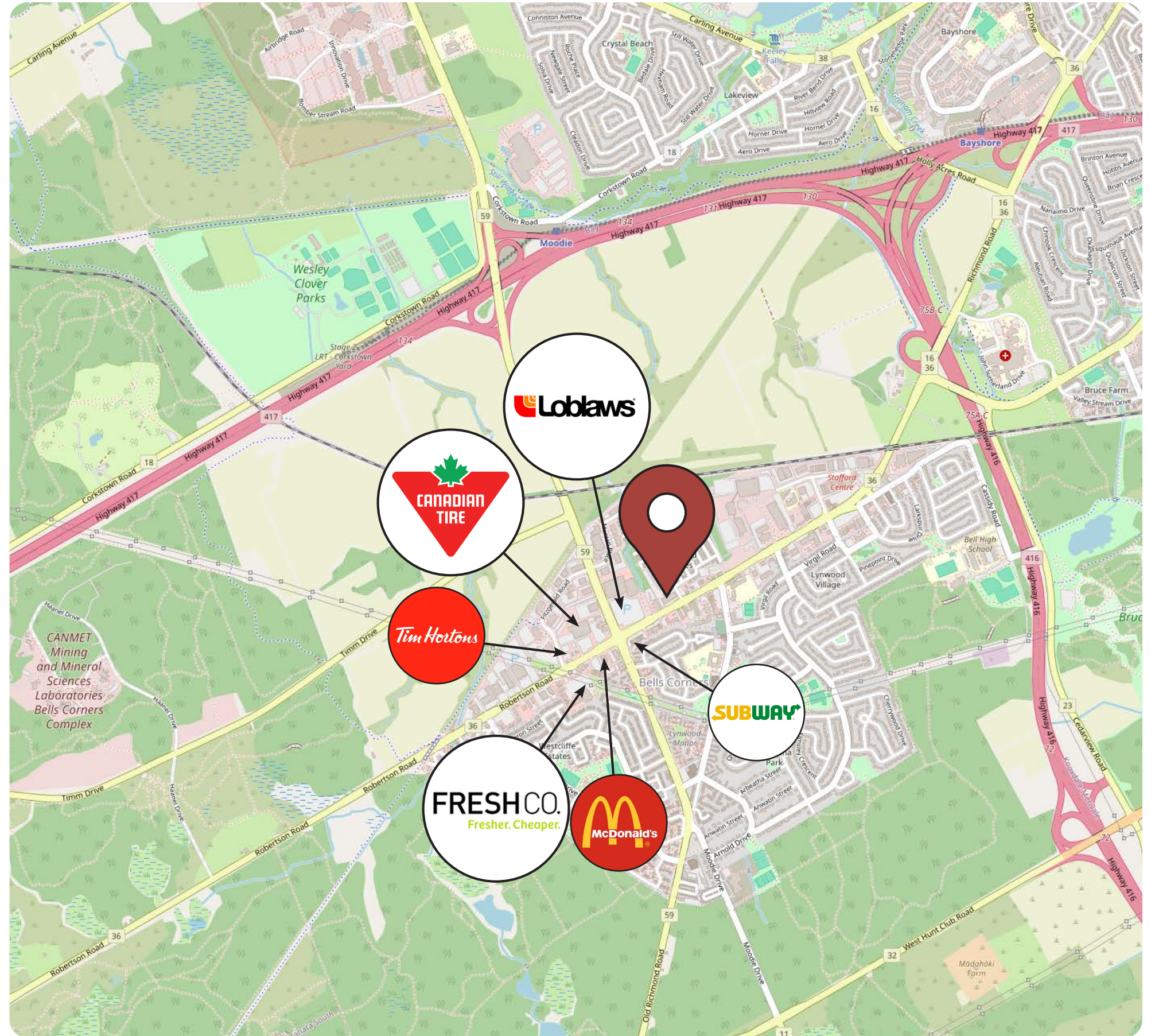
Positioned within a stable, mature community supported by nearby residential density and local services, creating a dependable environment for retail businesses.

Connected for Success

Located along Robertson Road, a prominent arterial route, the property provides strong connectivity to surrounding neighbourhoods and key west-end commercial districts as well as quick access to HWY 417 and 416 and public transit routes.

Convenience at Your Doorstep

Surrounded by major retailers, grocery stores, hotels, and a variety of quick-service dining options, the area offers convenient access to everyday services for employees and drive consistent traffic to the area.



Demographic Data

Positioned within a well-established and steadily evolving west-end Ottawa neighbourhood, the 5 km trade area surrounding 2039 Robertson Road offers a compelling blend of stability and growth. The community is characterized by a balanced mix of young professionals, families, and long-time residents, creating consistent daytime and evening activity. A strong presence of educated, working professionals—particularly in business, healthcare, and technical fields—supports a customer base that values convenience, quality, and routine.

Households are predominantly mid- to upper-income with a tendency toward smaller household sizes, reinforcing demand for grab-and-go, premium, and habitual retail experiences. This translates into a dependable morning commuter rush, steady midday traffic, and loyal repeat clientele drawn from on-site tenants, nearby residential pockets, and surrounding employment nodes.

Labor Force Participation

64%

within a 5 km radius, a highly active working demographic with most employed in sales & services, business, finance, admin, natural and applied sciences, social sciences, and education.

Household Characteristics

One or two-person households dominate making up 57%, with household growth expected to reach

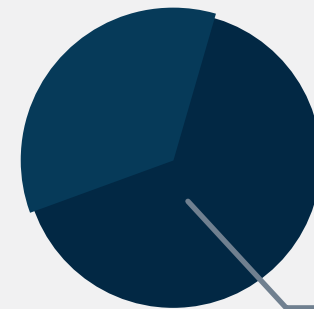
27.5% BY 2033



Over 8,953 new households are expected by 2033 – sustained demand that supports long term stability.

Educational Attainment

Over 65% of residents hold a Bachelor's Degree or higher within a 5 km radius.



BACHELOR'S DEGREE OR HIGHER

Income Levels

With 18% earning under \$40,000, the range of average household incomes is:

\$85K TO \$116,917K

Population Growth

The population within a 5 km radius is projected to reach 103,698 by 2033.

23% GROWTH BY 2033

Age Distribution

The community is home to a balanced and established population, with 81% of the population under 65, reinforcing its strong working-age consumer base.


MEDIAN AGE IS

40



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