

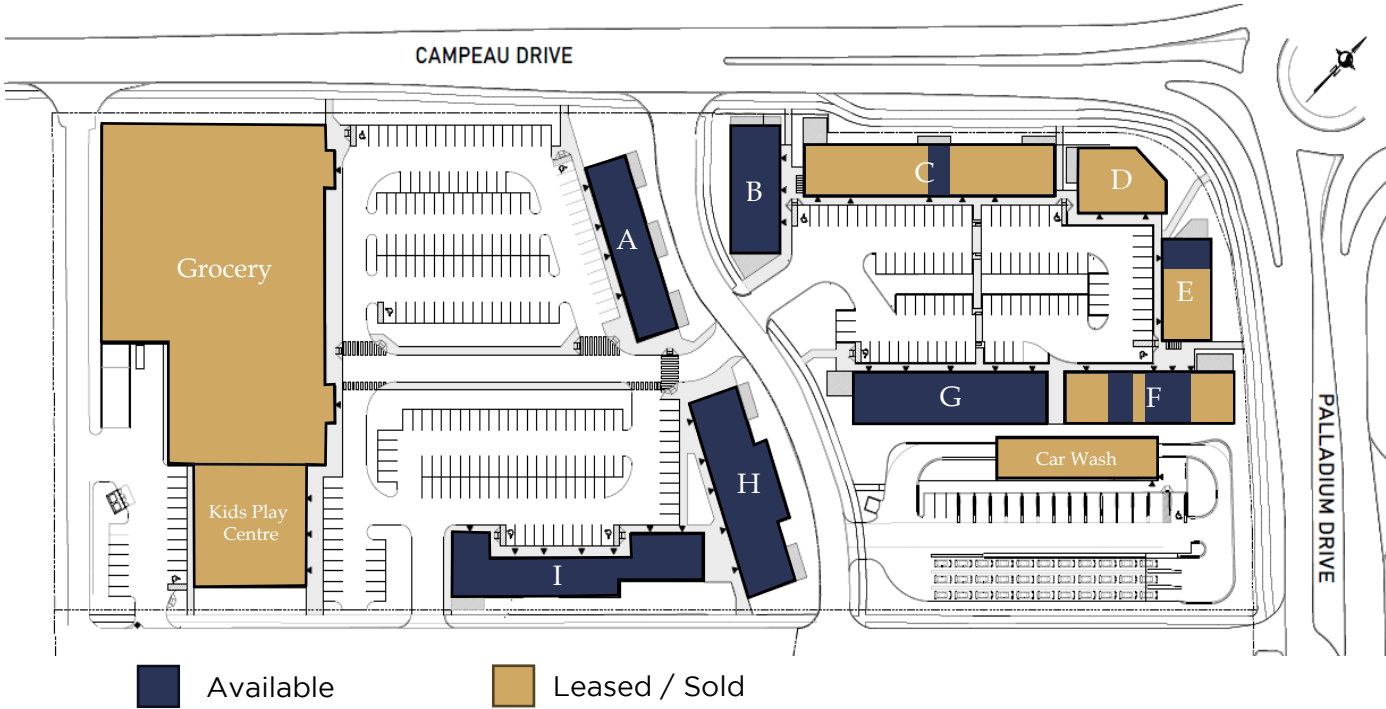
# Kanata Retail Development

GROCERY ANCHORED LEASE OR PURCHASE OPPORTUNITY

3075-3095 Palladium Drive



# 3075-3095 Palladium Drive | Site Overview



## Kanata & Stitsville's newest retail centre coming soon

- This future grocery anchored shopping centre is adjacent to existing outlet mall.
- Existing tenants include Sunny Food Mart, various medical uses, children's amusement centre, restaurants and other retailers.
- Pricing and base building details available upon request.

A	1,000 SF - 5,813 SF
B	1,000 SF - 4,726 SF
C	1,000 SF
D	LEASED/ SOLD
E	1,338 SF
F	1,304 SF -1,403 SF
G	1,000 SF - 7,474 SF
H	1,000 SF - 8,476 SF
I	1,000 SF - 8,334 SF

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 255 MICHAEL COWPLAND DRIVE  
 OTTAWA ON K2M 0M5

# 3075-3095 Palladium Drive | Area Overview



- Direct access to Highway 417 and proximity to future LRT stations at Campeau and Palladium Drive.
- The 2021 Federal Census highlights Kanata's population of 137,118 people, a 16% increase over the 2016 census.
- Nearby amenities include Tanger Outlet Mall and the Canadian Tire Centre, as well as several major housing developments.



**\$141,890**  
Household Income



**66,990**  
AADT  
Palladium Dr/Hwy417



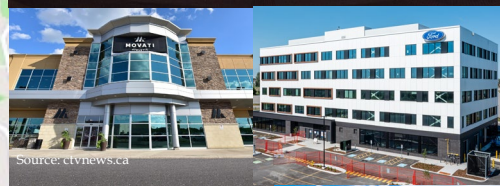
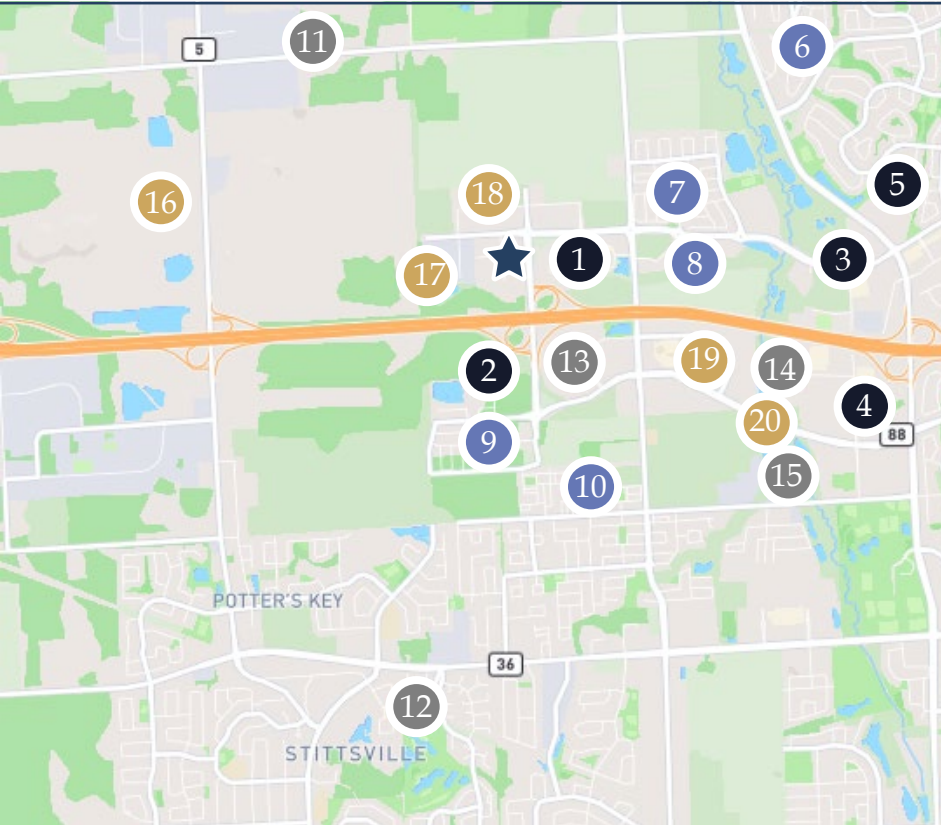
**69,557**  
Daytime Population

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# 3075-3095 Palladium Drive | Kanata Overview



## Retail

- 1. Tanger Outlet Malls
- 2. Palladium Auto Park
- 3. Canadian Tire
- 4. Costco
- 5. Kanata Centrum

## Residential

- 6. Richardson Ridge (Uniform)
- 7. Arcadia Phase 1-4 (Minto)
- 8. Arcadia Phase 6 (Minto)
- 9. Connection in Kanata (Mattamy)
- 10. Fairwinds North (Mattamy)

## Recreational

- 11. Thunderbird Sports Centre
- 12. Amberwood Village Golf
- 13. Canadian Tire Centre
- 14. Movati
- 15. Bell Sensplex

## Employment

- 16. Laurysen Kitchens
- 17. UPS Customer Centre
- 18. Kinaxis
- 19. Ford Motor Company
- 20. Lockheed Martin

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# 3075-3095 Palladium Drive | Zoning Overview

## Permitted Zoning Uses (General Mixed-Use):

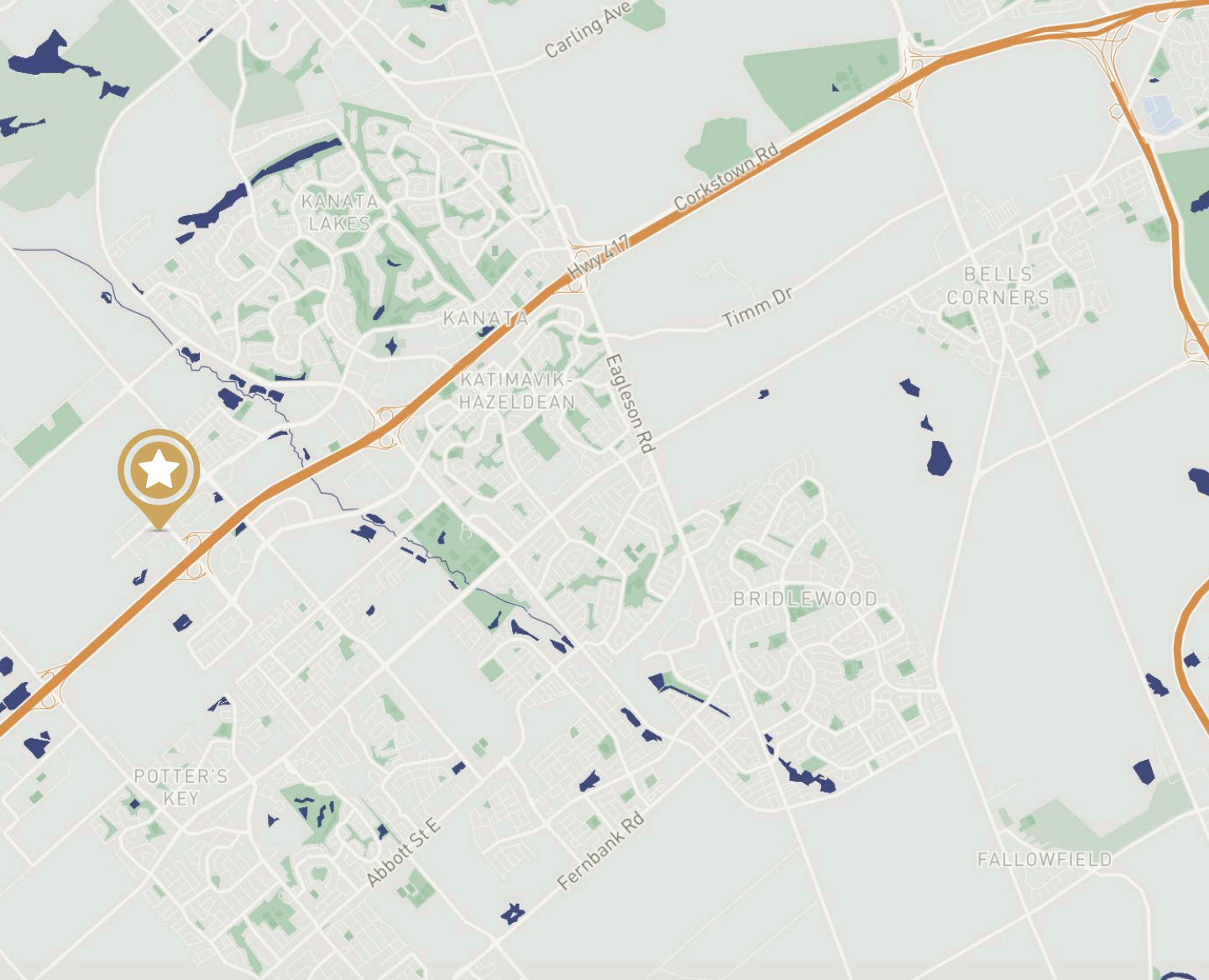
- Animal Hospital
- Bank
- Community Centre
- Convenience Store
- Day Care
- Drive-Through Facility
- Instructional Facility
- Library
- Medical Facility
- Municipal Service Centre
- Office
- Personal Brewing Facility
- Personal Service Business
- Place of Assembly
- Recreational and Athletic Facility
- Research and Development Centre
- Residential Care Facility
- Restaurant
- Retail Store
- Service and Repair Shop
- Storefront Industry
- Technology Industry
- Urban Agriculture



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