



Retail Space FOR LEASE

INNES CROSSING
1495 Innes Road
Building A, Unit 102
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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1491 Innes Road, Unit A

Ottawa

Price
\$25.00/sf
OPC
\$11.98/sf



Salient Facts

- Unit** 7,360 sf
- Zoning** GM 12
- Ceiling: 18'6" clear; 20' to roof deck
- **Power:** 100A / 600V
- Inline retail unit
- Customer Parking
- Immediate access to HWY 417
- Property anchored by national brands

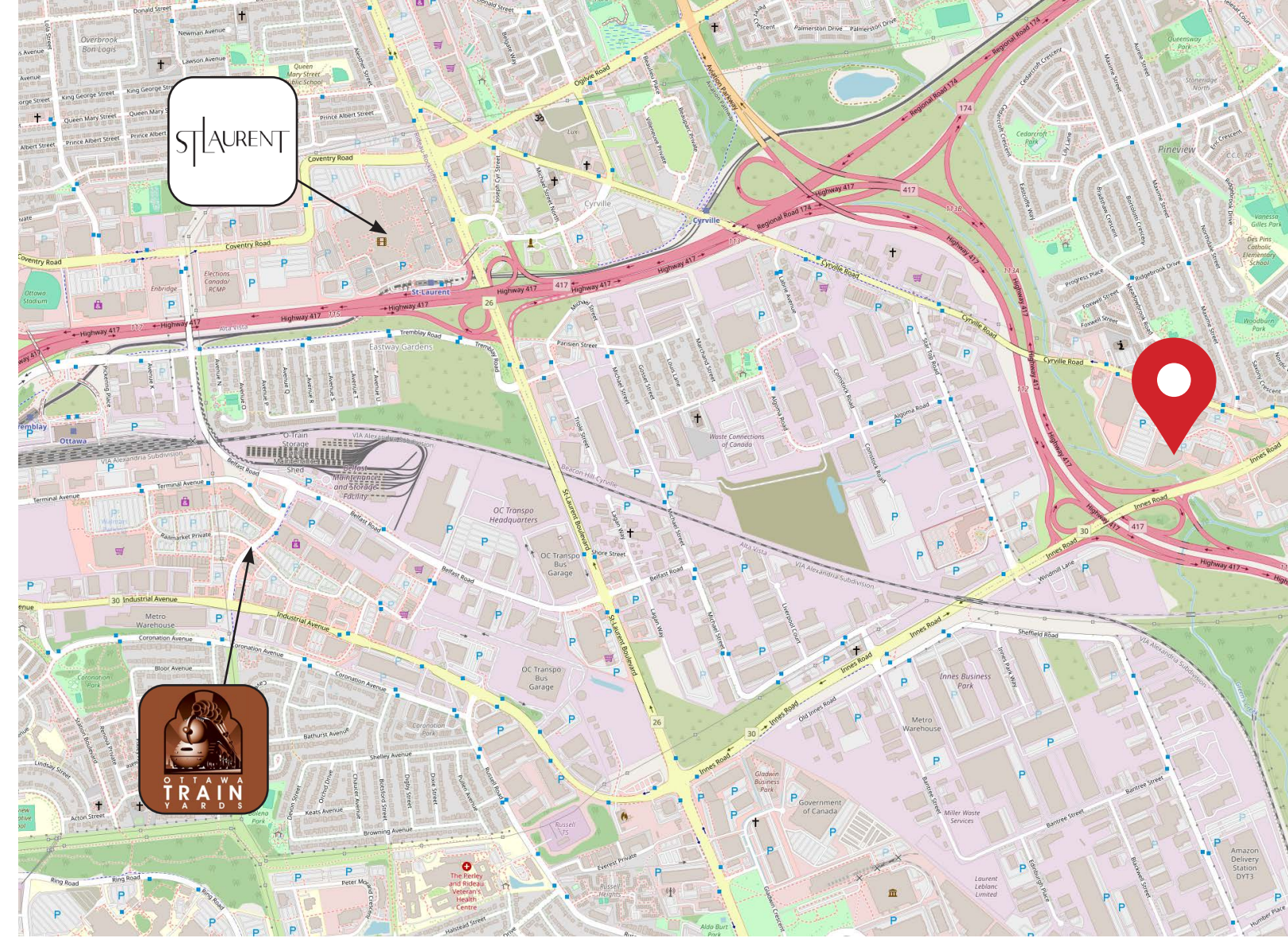
Highlights

This attractive inline retail unit presents exceptional flexibility for medical, service-oriented retail, showroom, or instructional uses. Delivered in raw condition, the space can accommodate plumbing and ventilation to support fully customized build-outs, making it ideally suited for destination users seeking strong brand exposure and adjacency to national retailers.

The unit features dedicated on-site parking, high ceilings, and excellent visibility, with prominent building and pylon signage opportunities offering outstanding exposure along Innes Road and Cyrville Road. A rear double man door provides efficient loading and practical operational access.



^[1] open.ottawa.ca Transportation Intersection Volume 2023
^[2] open.ottawa.ca Transportation Intersection Volume 2022



Location Overview

The plaza is a well-established destination for home improvement, DIY, décor, and furniture shopping, anchored by major retailers including Home Depot, Cosmorama Home Renovation Supplies, Homesense, and Mark's Work Warehouse. Located in close proximity to Train Yards Shopping Centre and St. Laurent Shopping Centre, the plaza benefits from strong regional draw and consistent customer traffic.

Strategically positioned near Highway 417, the plaza offers excellent accessibility and exposure, with approximately 48,375^[1] vehicles passing daily on Innes Road and an additional 9,713^[2] vehicles on Cyrville Road. Surrounded by a dynamic mix of national retailers, dining, and services, this high-profile location provides exceptional visibility and reach for businesses seeking a stable, high-traffic retail environment.



CONTACT

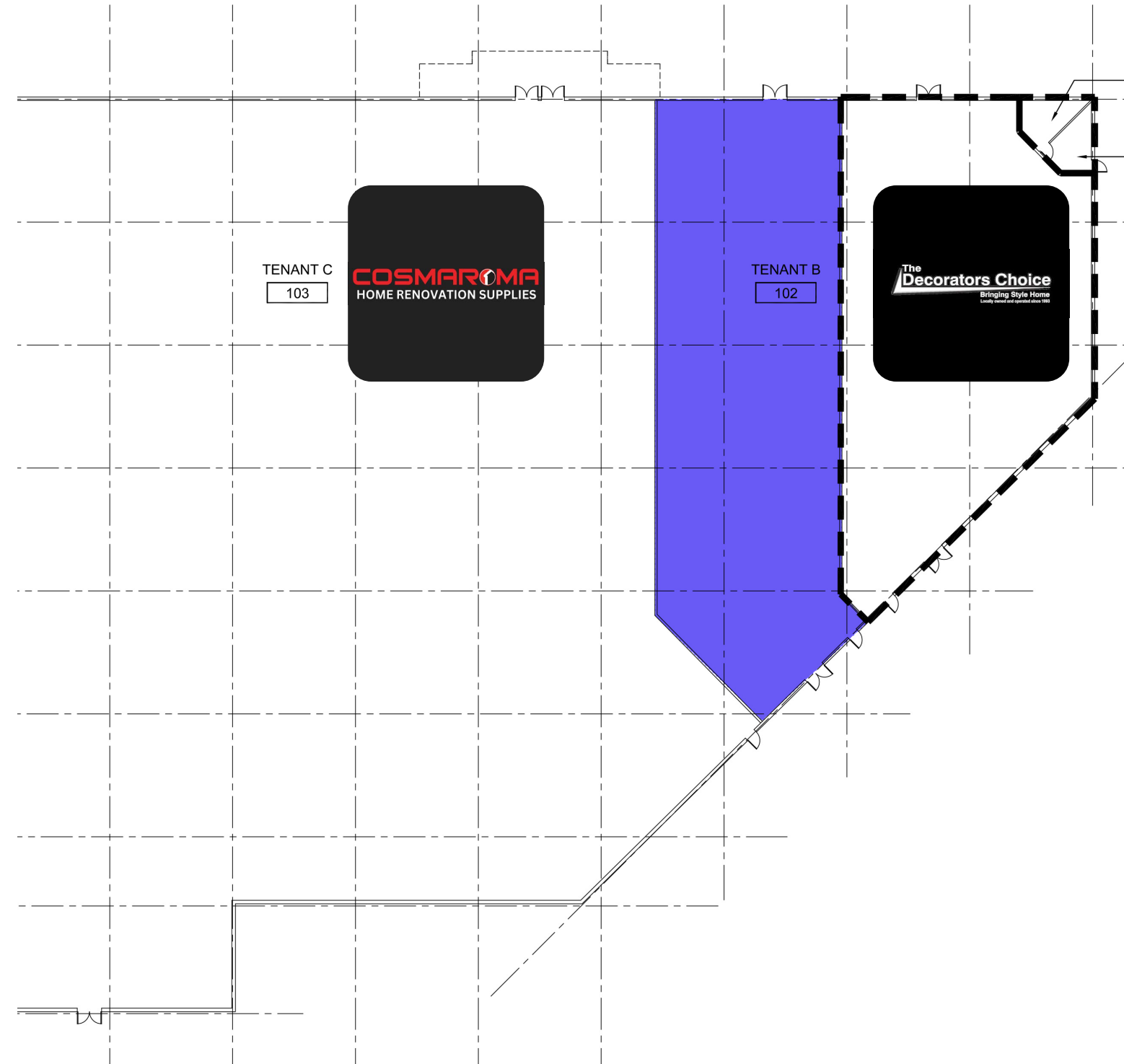
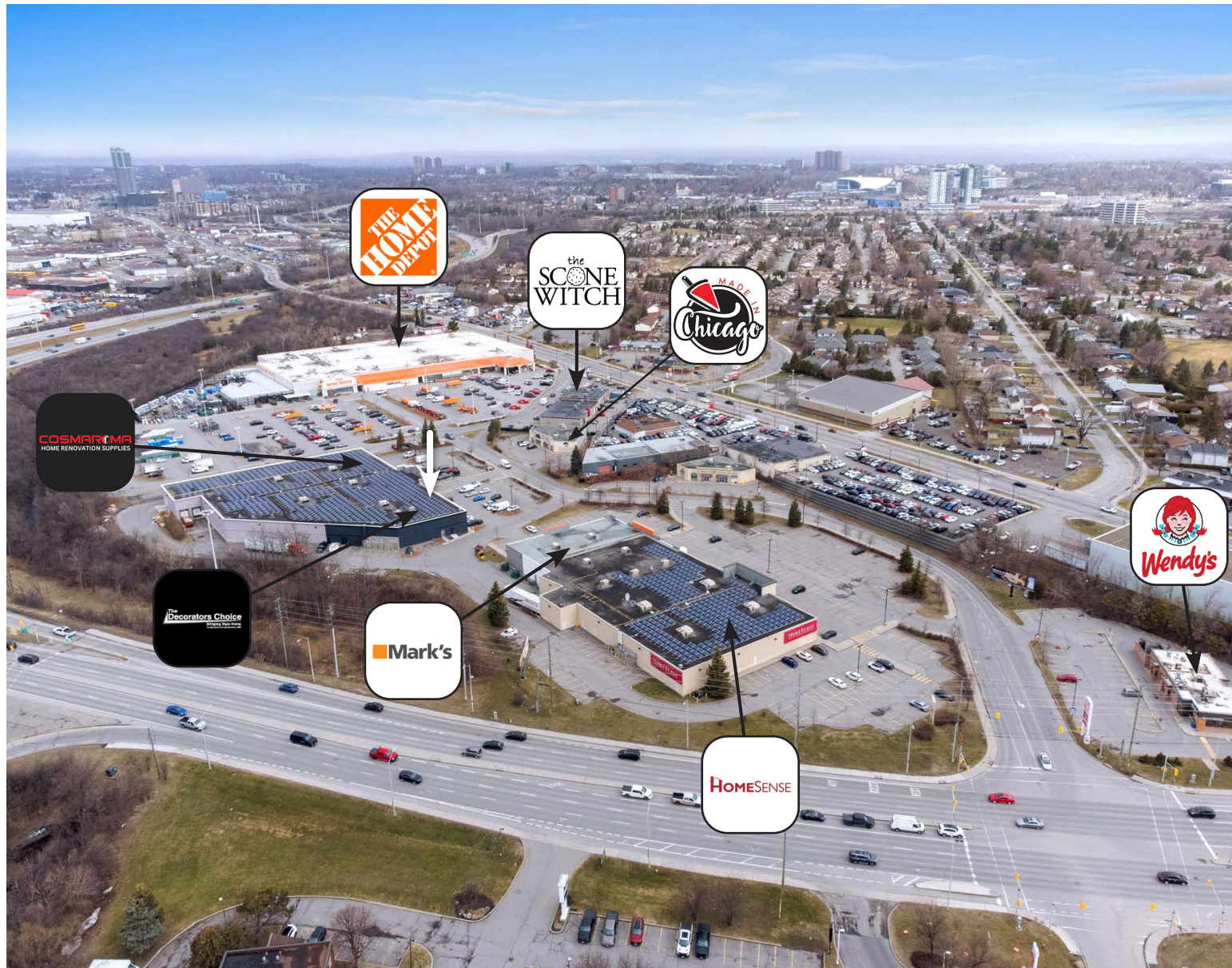
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FLOOR PLAN



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Demographic Data

Age Distribution

The neighbourhood reflects a balanced age mix, with over half between 20 and 59 years old, — characteristic of stable, established suburban markets.

MEDIAN AGE IS

41



Population Growth

The population within a 5 km radius is projected to reach 154,356 by 2033

21.5%
GROWTH BY 2033

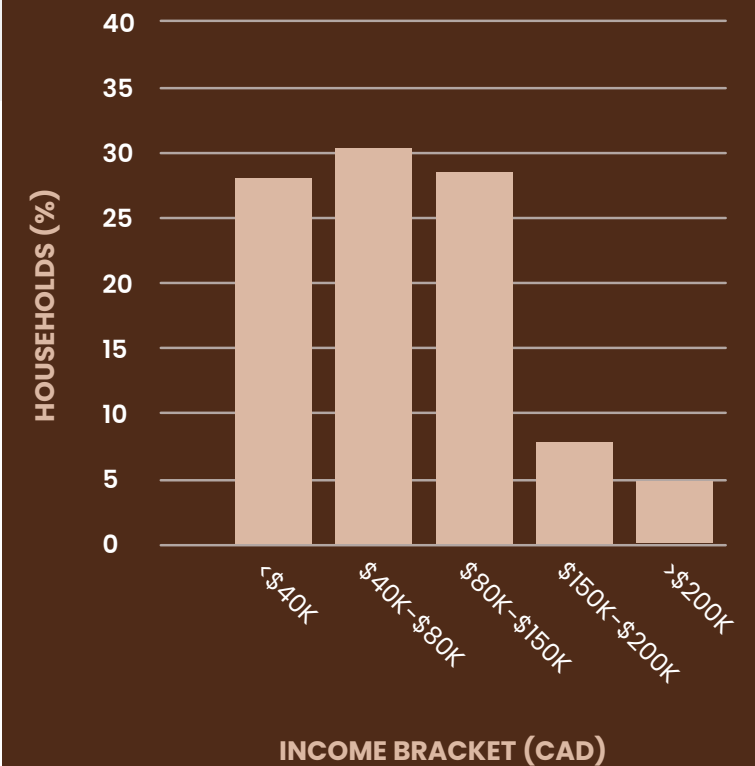
Income Levels

With 28% earning under \$40,000, the average household incomes is about:

\$94K

The community presents a balanced income landscape, ideal for diverse retail offerings. The mix of middle and upper income households creates a dependable customer base for both everyday essentials and premium retail experiences.

2023 HH Income | 5 km Radius



Labor Force Participation

Around 60% of those:

AGE **15+**

Are employed, mainly in sales, services, business, and administration roles.

Household Characteristics

One or two-person households dominate making up 66.4%, with household growth expected to reach:

25.8%
BY 2033




a strong indicator of sustained residential expansion and long-term retail demand.



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