



*For Lease*

# **PRIME RETAIL**

**1250 STITTSVILLE MAIN STREET  
STITTSVILLE, ON**





# The Neighbourhood

Crossing Bridge Square, at 1250 Stittsville Main St., Stittsville, Ontario, is a prime leasing opportunity in an approximately 45,913-square-foot retail shopping centre. Located 31 kilometers southwest of Ottawa, this open-air plaza thrives on Stittsville Main Street's high visibility and accessibility, drawing steady traffic for businesses.

Tenanted by numerous national and well known local tenants, it ensures consistent footfall. Tenants like Pizza Pizza, Pet Valu, and a McDonald's on a pad site add convenience and appeal. Signage options, including pylons and facades, boost tenant visibility.

Stittsville, a growing Ottawa suburb, offers a family-friendly vibe and expanding population. Near Highway 417, the centre benefits from a strong local and commuter base, ample parking, and a smart layout maximizing exposure.

Leasing options suit grocery, mid-box retail, or service businesses, supported by modern infrastructure and a high-growth location. Its proximity to Ottawa blends suburban charm with commercial promise, ensuring robust traffic and stability. Crossing Bridge Square is a value-driven choice for entrepreneurs or brands eyeing Ontario's retail market.

# Demographics

**1250 Stittsville Main St (5 km radius)**

<b>60,582</b>	<b>51,028</b>	<b>39.50</b>
Population	Daytime Population	Median Age
<b>\$142,751</b>	<b>21,101</b>	<b>16.05%</b>
Average Household Income	Total Households	Growth Rate Next 5 Years

Sources: Costar Group, 2025

# Property Details

**Location:** 1250 Stittsville Main Street, Stittsville, ON K2S 1S9

**Neighborhood:** Anchored by Mc Donald's, Pet Valu, IDA Drug Store, M&M Food Market, EDO Japan, Spirit Leaf, British Pride, Sleep Country and many more.

## Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to main thoroughfare ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

## Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space.



# Availability

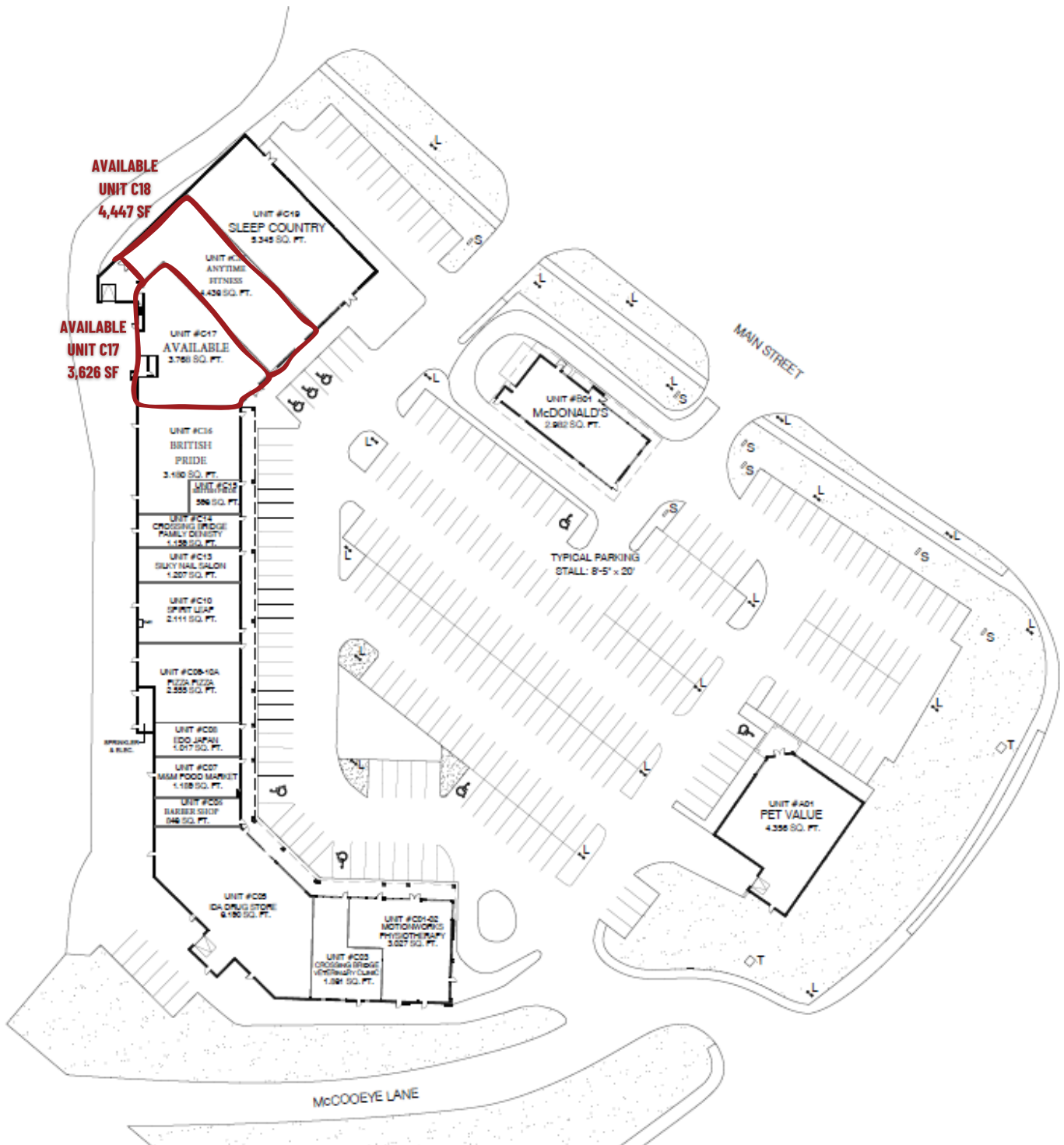
**Location:** 1250 Stittsville Main Street, Stittsville, ON

<b>Availability:</b>	<b><u>Unit #</u></b>	<b><u>Size</u></b>	<b><u>Net Rent</u></b>	<b><u>Additional Rent</u></b>	<b><u>Occupancy</u></b>	<b><u>Minimum Term</u></b>
	C17	3,626 SF	\$18.00	\$20.53	Immediate	Ten (10) Years
	C18	4,447 SF	\$27.00	\$20.53	Immediate	Ten (10) Years

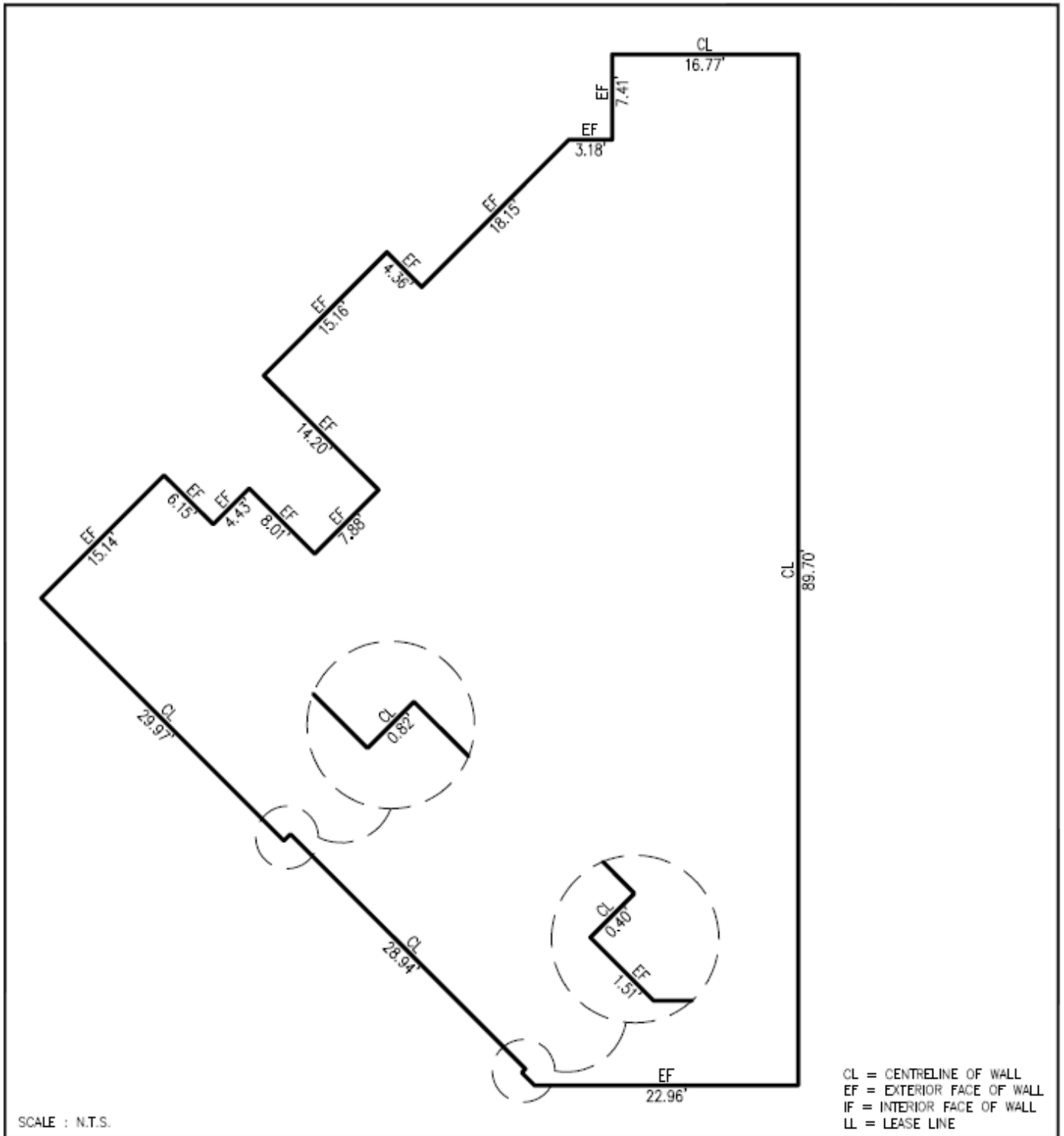
(Estimated 2025)



# Site plan



# Floor Plan



The noted area was calculated from existing drawings provided by the mall management and supplemented by site measurements to confirm our calculations.

Tenant Name : KARDISH  
 Unit Number : 17  
 Area of Unit : 3,626 SQ. FT.

# Demographic Summary Report

## Crossing Bridge Square

1250 Stittsville Main St, Stittsville, ON K2S 0E2

Building Type: General Retail  
 Secondary: Freestanding  
 GLA: 40,000 SF  
 Year Built: 1996

Total Available: 3,626 SF  
 % Leased: 90.94%  
 Rent/SF/Yr: \$18.00



Radius	1 km	2 km	5 km
<b>Population</b>			
2023	6,274	20,475	60,582
2028	6,989	23,071	70,303
2033	7,663	25,395	78,392
Growth 2023 - 2028	11.40%	12.68%	16.05%
Growth 2023 - 2033	22.14%	24.03%	29.40%
<b>2023 Population by Occupation</b>			
Art, Culture, Recreation, Sport	82 2.34%	297 2.55%	976 2.81%
Business, Finance, Administrative	587 16.78%	2,091 17.96%	6,189 17.83%
Health	173 4.95%	766 6.58%	2,317 6.68%
Management	586 16.75%	1,804 15.49%	4,841 13.95%
Natural & Applied Sciences	545 15.58%	1,718 14.76%	5,376 15.49%
Primary Industry	33 0.94%	112 0.96%	318 0.92%
Processing, Manufacturing, Utilities	10 0.29%	57 0.49%	367 1.06%
Sales & Service	711 20.33%	2,271 19.51%	6,944 20.01%
Social Sci, Educ, Govmt, Religion	557 15.92%	1,731 14.87%	4,990 14.38%
Trades, Transport, Equip Oper	214 6.12%	796 6.84%	2,393 6.89%
<b>Households</b>			
2023	2,201	7,150	21,101
2028	2,517	8,257	25,087
2033	2,791	9,193	28,284
Growth 2023 - 2028	14.36%	15.48%	18.89%
Growth 2023 - 2033	2.68%	2.86%	3.40%
<b>2023 Households by HH Income</b>			
Income: <\$40,000	166 7.54%	529 7.40%	1,834 8.69%
Income: \$40,000 - \$60,000	205 9.31%	645 9.02%	2,068 9.80%
\$60,000 - \$80,000	216 9.81%	728 10.18%	2,448 11.60%
\$80,000 - \$100,000	267 12.13%	939 13.13%	2,924 13.86%
\$100,000 - \$150,000	579 26.31%	1,976 27.64%	5,850 27.72%
\$150,000 - \$200,000	479 21.76%	1,504 21.03%	3,925 18.60%
\$200,000+	288 13.08%	831 11.62%	2,052 9.72%
<b>2023 Average Household Income</b>	<b>\$159,860</b>	<b>\$154,377</b>	<b>\$142,751</b>
<b>2023 Median Household Income</b>	<b>\$122,042</b>	<b>\$119,757</b>	<b>\$110,880</b>
<b>2023 Per Capita Income</b>	<b>\$56,081</b>	<b>\$53,909</b>	<b>\$49,721</b>

FOR MORE INFORMATION  
PLEASE CONTACT



**REDWATER**  
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**REDWATER CAPITAL REALTY INC.**

**Real Estate Brokerage**

**100 King Street West, Suite 5700  
Toronto, ON M5X 1C7**

**T 416 948 3453**

**W [RWCAP.CA](http://RWCAP.CA)**

**COMMERCIAL REAL ESTATE EXPERTS**

**HAROON AMADI**

**President & Broker of Record**

**416 948 3453  
[hamadi@rwcap.ca](mailto:hamadi@rwcap.ca)**

