

# RETAIL SPACE FOR LEASE



**500** *Fairway Rd S*  
*Kitchener*

SUBURBAN RETAIL TEAM

**CBRE**

# Property Highlights



## Unparalleled Visibility & Access

Right-sized retail unit available in a high-traffic Kitchener plaza.



## Join National Tenant

Join National Tenants: Located alongside established national brands including Michaels, UPS, Moors, Dollar Tree, Mastermind Toy, Sleep Country, Popeye's and Tim Horton's.



## Ample Parking

Provides a significant benefit with a large amount of surface parking space available for customers and visitors.



## Transit Adjacent

Directly next to the Fairway LRT Stop. Minutes from a new 3-Tower residential development and Fairway Towers.



# Property Detail



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**Full Unit Size**  
5,097 Sq. Ft.

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**Full Unit Net Rent**  
\$29.50 Per Sq. Ft.

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**Possession Date**  
Immediate

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**Demised Unit Sizes**  
Unit 10A: ±1,800 Sq. Ft.  
Unit 10B: ±3,296 Sq. Ft.

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**TMI (2024)**  
\$15.00 Per Sq. Ft.

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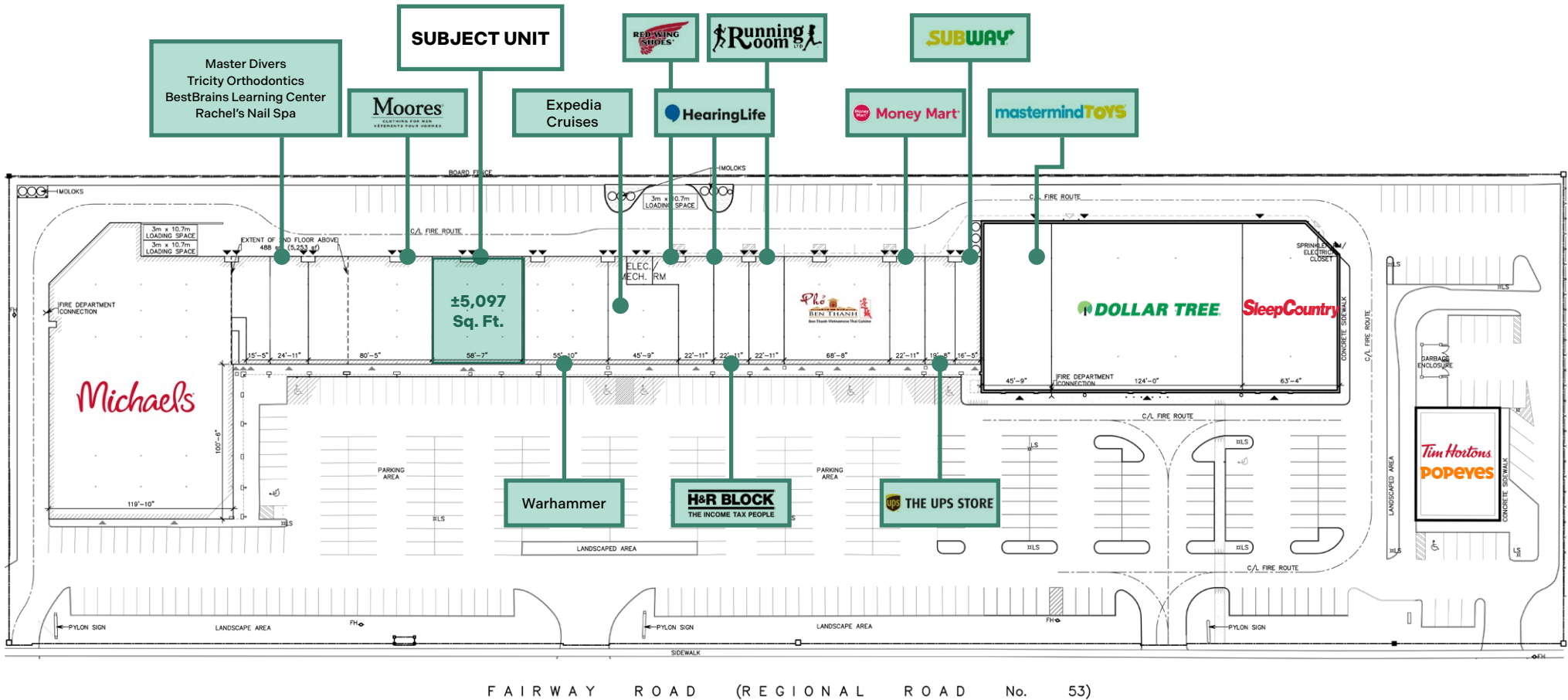
**Parking**  
Surface

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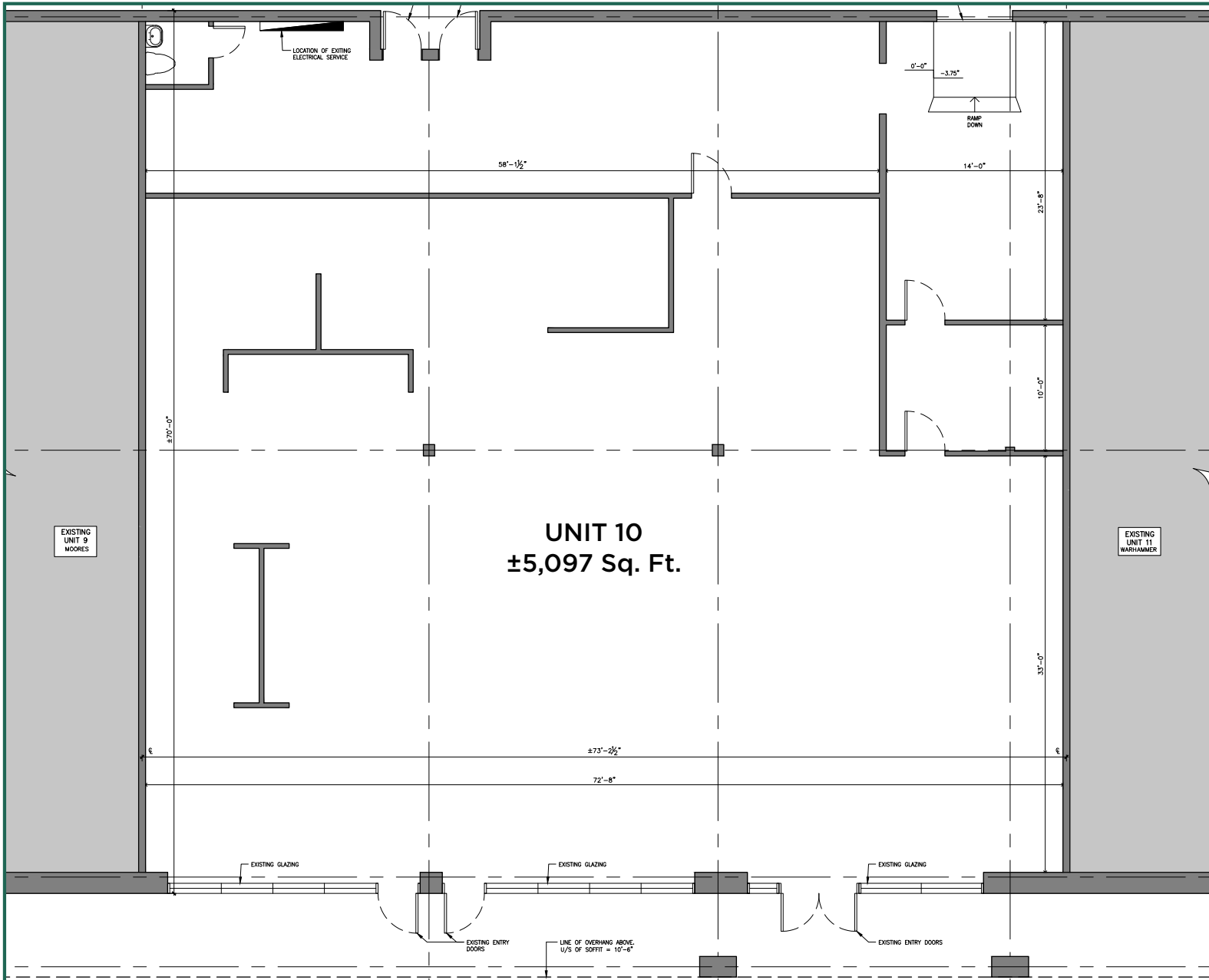
**Demised Unit Net Rent**  
Unit 10A: \$34.00 Per Sq. Ft.  
Unit 10B: \$32.00 Per Sq. Ft.



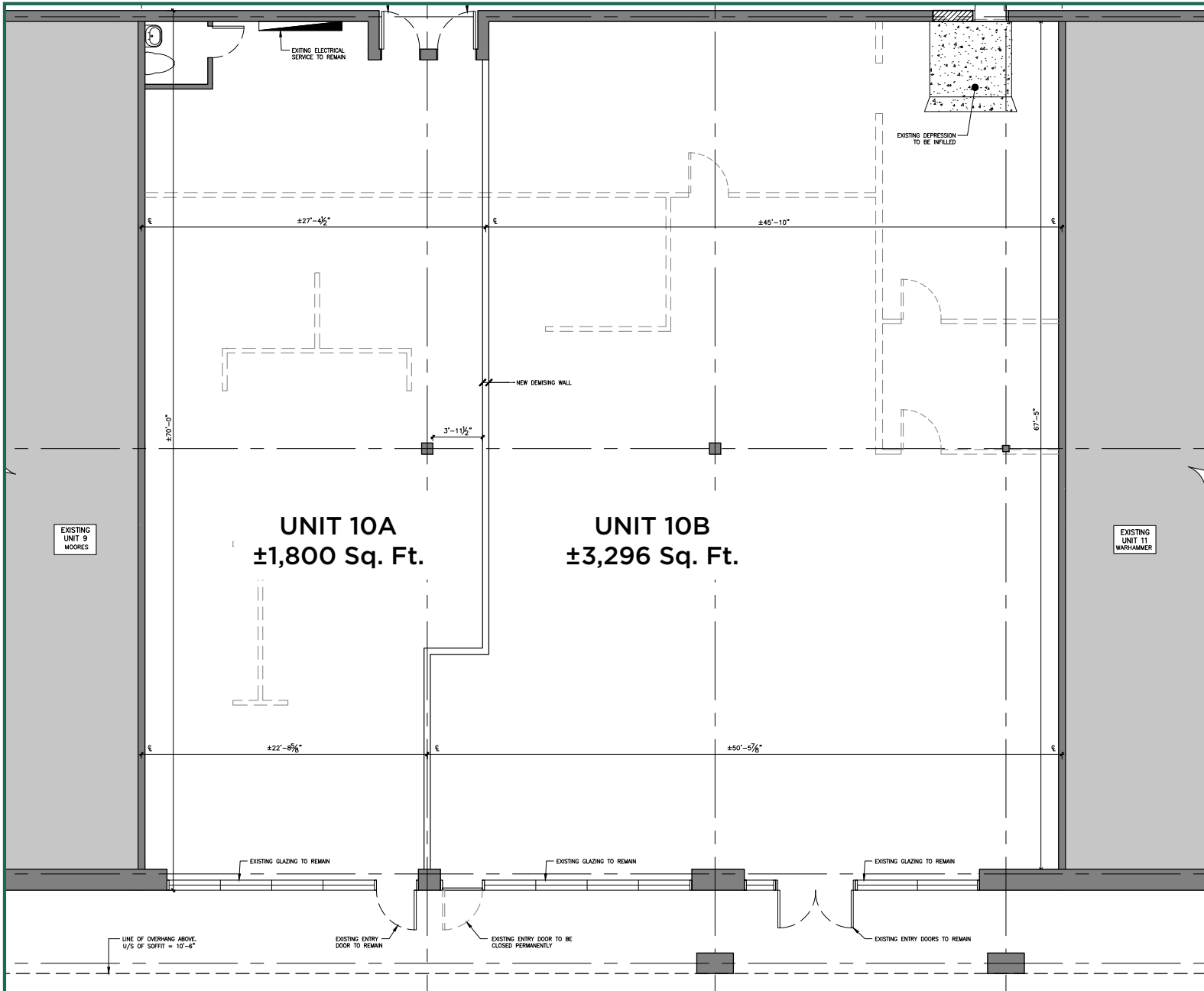
# Floor Plan



# Unit Floor Plan



# Unit Demising Plan



# Unit Exterior



# Amenities & Location



DAILY TRAFFIC COUNT

**137,397**

Fairway Rd S & Hwy 8

Major Street

This property is a right-sized retail unit situated within a high-traffic Kitchener plaza, benefits from its unparalleled visibility and access. It is strategically located alongside a diverse group of national brands, including established names such as Michaels, UPS, Moores, Dollar Tree, Mastermind Toys, Sleep Country, Popeye's, and Tim Hortons. For customer convenience, the site offers ample surface parking and is directly adjacent to the Fairway LRT Stop. The unit also benefits from strong residential density, sitting just minutes away from several major commercial hubs.



# Permitted Uses & Zoning



- PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:**
- Audio-visual or medical laboratory
  - Laboratory
  - Health clinic
  - Health office
  - Canine or feline grooming or training
  - Veterinary services
  - Craftsman shop
  - Personal services
  - Restaurant
  - Retail
  - Carwash
  - Commercial parking facility
  - Gas station
  - Repair service
  - Sale, rental, service, storage or repair of motor vehicles, major recreational equipment and parts and accessories for motor vehicles or major recreational equipment (by-law 2000-130, s.1)
  - Transportation depot
  - Commercial entertainment
  - Commercial recreation
  - Hotel
  - Computer, electronic or data processing business
  - Conference centre
  - Exhibition facility
  - Financial establishment
  - Office
  - Printing establishment
  - Research and development establishment
  - Scientific, technological or communications establishment
  - Service of business machines and office supplies
  - Storage or service of tools and industrial or farm equipment
  - Studio
  - Surveying, planning, engineering or design business
  - Tradesman or contractor's establishment
  - Warehouse
  - Wholesaling
  - Day care facility
  - Educational establishment
  - Funeral home
  - Private club or lodge and union hall
  - Religious institution
  - Garden centre and nursery

[CLICK TO VIEW PERMITTED USES AND REGULATION](#)

[CLICK TO VIEW SPECIAL REGULATION 297R](#)

# Demographics



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
1 KM	12,826	4.0%	11,400	\$84,408
3 KM	61,726	3.4%	65,901	\$104,143
5 KM	186,939	3.7%	172,890	\$118,220

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

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