

RETAIL SPACE
FOR LEASE

PLAZA ROCKLAND

2736 Chamberland St
Rockland, Ontario

1,986 sq.ft. - 10,500 sq.ft.



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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

PLAZA ROCKLAND

Rockland, Ontario

LEASE DETAILS

Rental Rate: Please Contact
Taxes & Operating: \$9.00/sq.ft.
per annum

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.



OPPORTUNITY

2756 - Unit 3a - 1,986 sq.ft.
Storage Space

Build-to-Suit

2764 - Up to 10,500 sq.ft.
2770 - Unit 22 - 2,500 sq.ft.
2774 - 9,500 sq.ft.



HIGHLIGHTS

✓ Convenient access to Orleans and Hawkesbury via HWY 17

Located just 40 km east of Downtown Ottawa

✓ Excellent exposure, including prominent pylon signage, and access from HWY 17

Rockland serves as a shopping and service node for the surrounding communities, with prominent retail centres concentrated along HWY 17. Most major retailers have a presence in Rockland including Canadian Tire, Wal Mart, Metro and many more

- ✓ Population within 3km: 30,000 + Rockland, Ontario (pop. 12,302) is rapidly becoming one of the preferred location to live for those who work in the National Capital Region
- Average household income: \$97,000
- Traffic count: 20,000 vehicles/day

AREA MAP



POPULATION:

3 km: 14,245
5 km: 15,743

AVERAGE HOUSEHOLD INCOME:

3km: \$111,511
5km: \$114,007

NUMBER OF HOUSEHOLDS:

3 km: 5,602
5 km: 6,153

EXPENDITURE PER HOUSEHOLD:

3km: \$122,660
5km: \$125,940

PLAZA ROCKLAND

Rockland, Ontario

- 1 Canadian Tire
- 2 Food Basics
- 3 Medical Centre
- 4 McDonald's
- 5 Beer Store
- 6 Home Hardware

PLAZA ROCKLAND

Rockland, Ontario

SITE PLAN



2736

1. A&W
2. PharmaSave
3. Rouge Vape
5. Supercuts

2756

1. TSC Stores
2. DollarTree
3. Available -1,986 sq.ft.
(Storage space)
4. Stash & Co.
5. Subway
6. Broadway Bar & Grill
7. Gabriel Pizza
8. Dentist
9. Chaussure Pop

2774

1. Mark's
20. PetValu
21. Build to Suit - Up to 10,500 sq.ft.

2770

1. Oil Changers
2. Speedy Glass
22. Build to Suit - 2,500 sq.ft.

2774

Build to Suit - 9,500 sq.ft.

9069

1. Starbucks

9071

1. St. Hubert