



# Retail Space FOR LEASE

INNES CROSSING  
1495 Innes Road, Building D,  
Ottawa



## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)

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# 1495 Innes Road

Ottawa

Price  
\$25.00/sf

OPC  
\$10.00/sf (approx.)



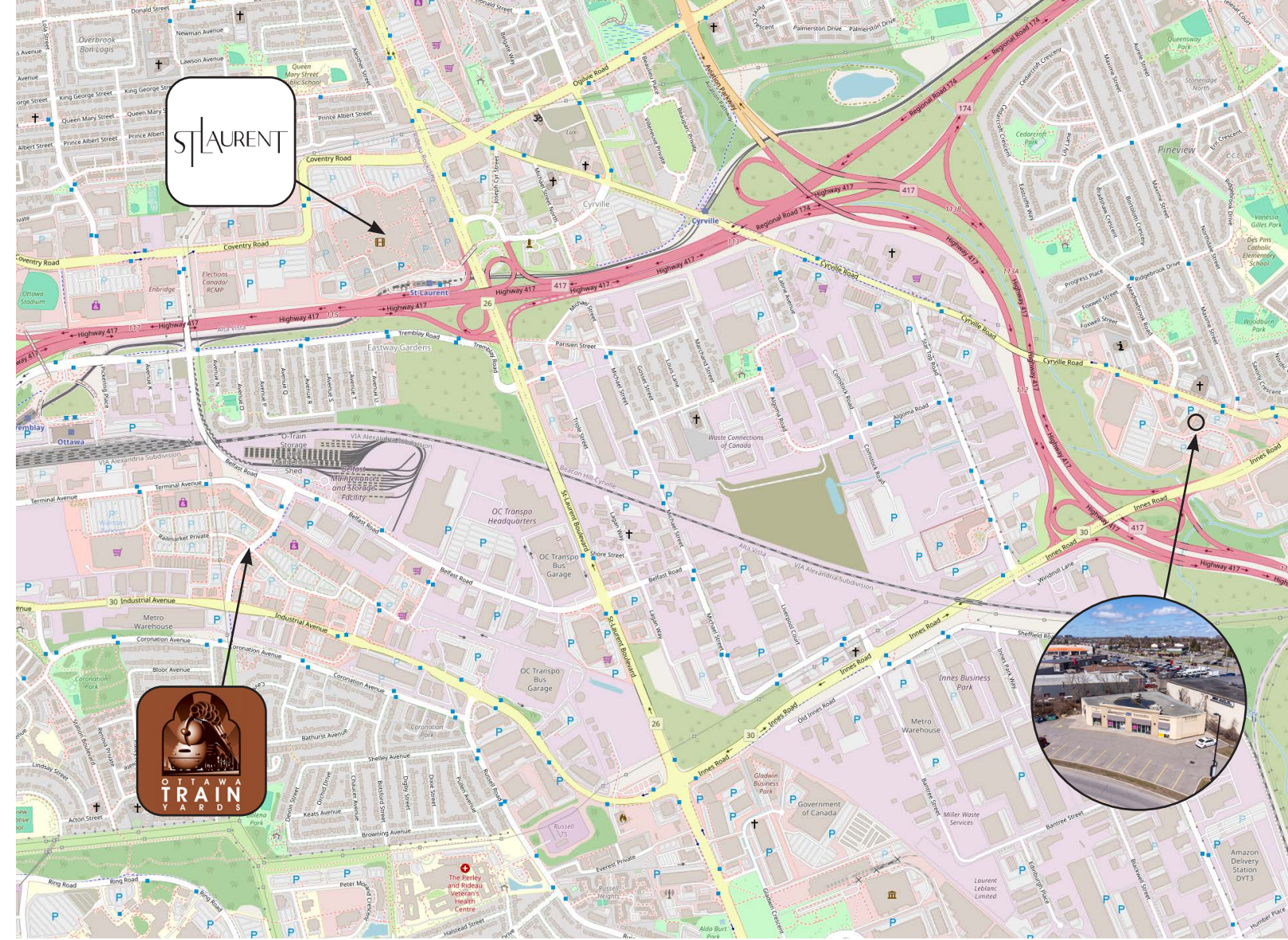
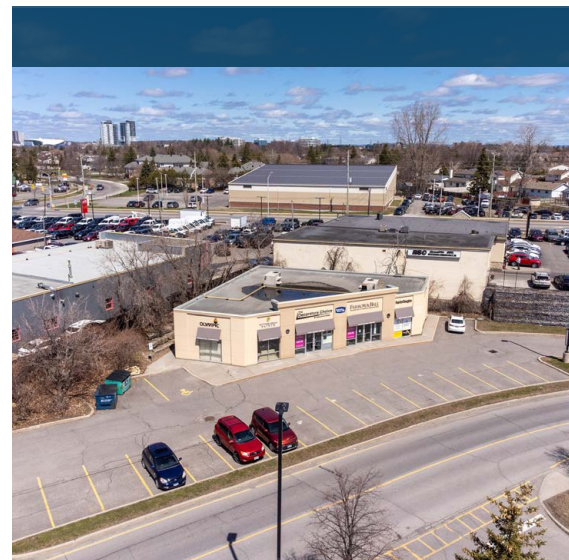
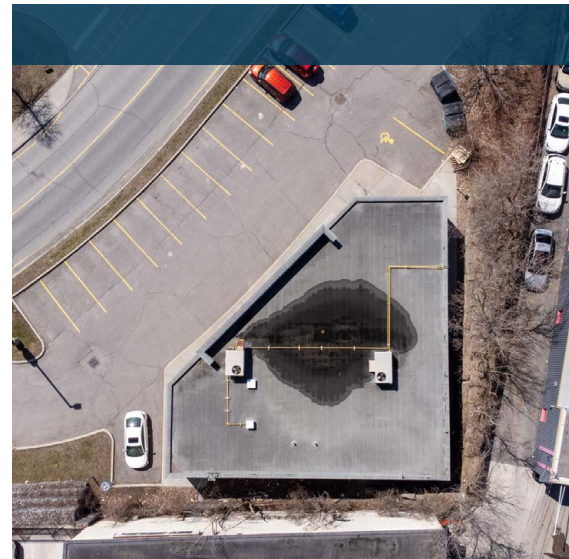
## Salient Facts Property

- Unit** 3,635 sf • High Ceiling
- Zoning** GM 12 • Customer Parking
- National brand anchors • Immediate access to HWY 417

## Highlights

Excellent opportunity to lease a freestanding retail building with dedicated parking. Located at Innes Crossing, a well-established retail plaza in Ottawa East with immediate access to Highway 417.

The plaza is a popular destination for home improvement, DIY projects, decorating, and furniture shopping, attracting a steady flow of customers. It is home to major retailers such as Home Depot, Cosmorama Home Renovation Supplies, Homesense, and Mark's Work Warehouse. Located close to the Train Yards Shopping Centre and St. Laurent Mall.



## Location Overview

Innes Crossing Retail Plaza places your business at the center of a thriving retail centre anchored by nationally recognized brands such as The Brick, Rona, and Costco. Surrounded by a diverse mix of dining, shopping, and recreational options, the plaza draws consistent consumer traffic throughout the day.

Its strategic location near HWY 417 offers excellent accessibility for tenants and customers. With over 48,375 vehicles passing daily on Innes Road <sup>[1]</sup> and an additional 9,713 vehicles on Cyrville Road <sup>[2]</sup>, this high-profile destination delivers the visibility and customer reach that will help your business thrive.

<sup>[1]</sup> open.ottawa.ca Transportation Intersection Volume 2023

<sup>[2]</sup> open.ottawa.ca Transportation Intersection Volume 2022



**CONTACT**

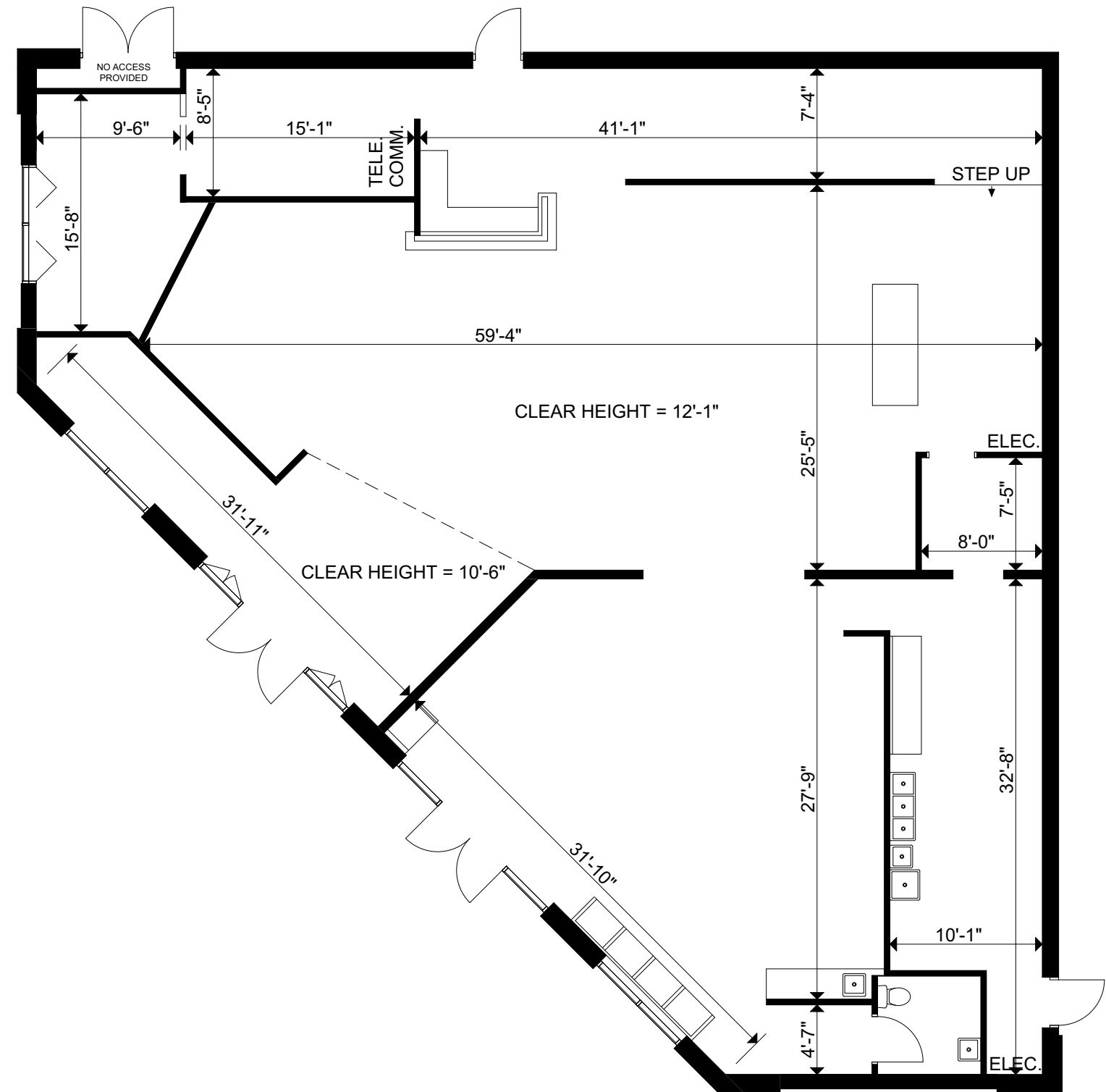
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# FLOOR PLAN



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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

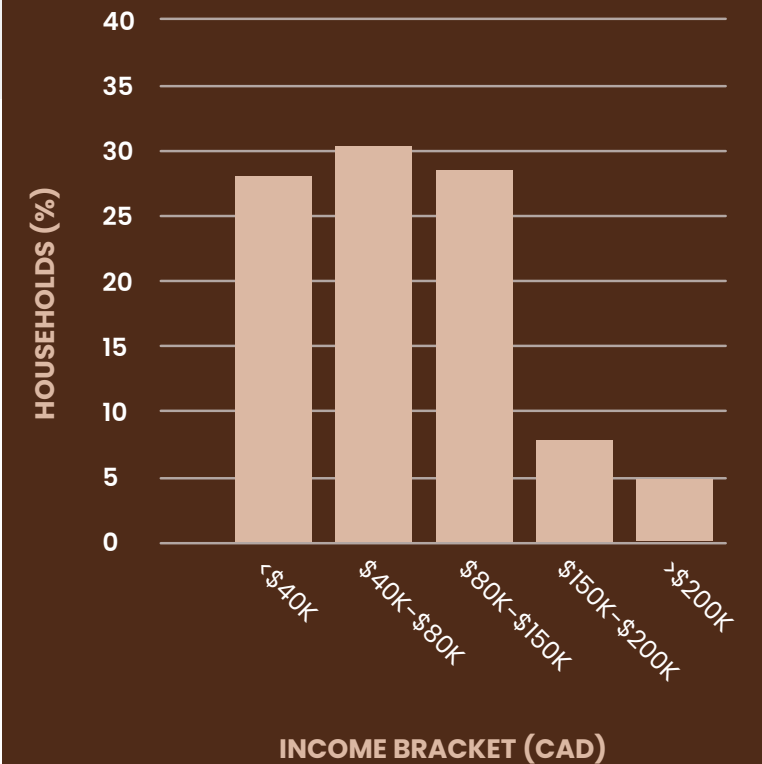
## Income Levels

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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