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# Prime Retail Space For Lease

590 Industrial Avenue



# 590 Industrial Avenue

590 Industrial Avenue,  
Ottawa

## Prime Retail Space for Lease

An exceptional opportunity to anchor your brand within the energy of the Train Yards, one of Ottawa's most sought-after retail destinations. Delivered in shell condition, the unit allows retailers to fully customize their layout and branding to suit their concept. Practical features such as a double man door for loading, 20' clear ceiling, ample customer parking, and abundant natural light support both operational efficiency and an inviting in-store experience. This is a prime location for retailers looking to benefit from consistent traffic and a proven commercial setting.

## Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads.

The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Movati Gym, Farm Boy, CIBC, Walmart Superstore, and a wide range of national retailers.



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## Thriving Retail Hub

The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constant steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

# Unit Floor Plan + Features

Unit 6  
6,747 sf

Price: \$32.00/SF  
OPC: \$12.04/SF

Available Immediately

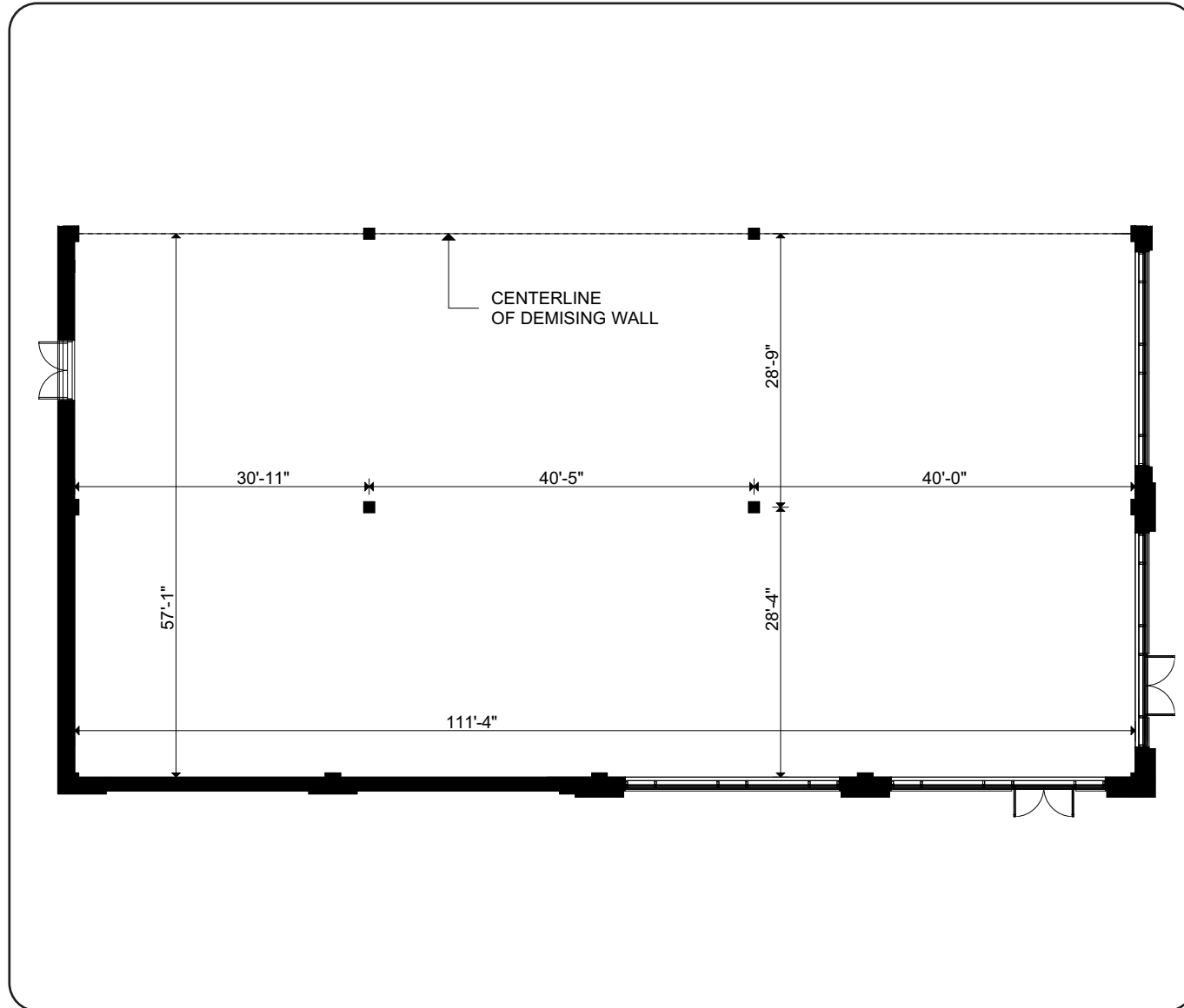


## Unit Features

- Zoning: GM[207]
- Ceiling: 20' clear, 22' to roof deck
- Double man door for loading
- Large display windows

Offered in shell condition, the space provides retailers with the flexibility to design a layout and brand experience tailored to their vision.

Key features include a double man door for efficient loading, 20-foot clear ceilings, abundant natural light, and ample on-site parking supporting smooth day-to-day operations while creating a welcoming environment for customers.



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# Interior Photos

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# The Train Yards



## Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

## Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking.

This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers – convenient, accessible, and vibrant.

## Property Highlights

- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Abundant, convenient customer parking
- Surrounded by thriving, high-growth suburban communities
- Prime visibility and seamless access from major highways

# Property Map



# Demographic Data

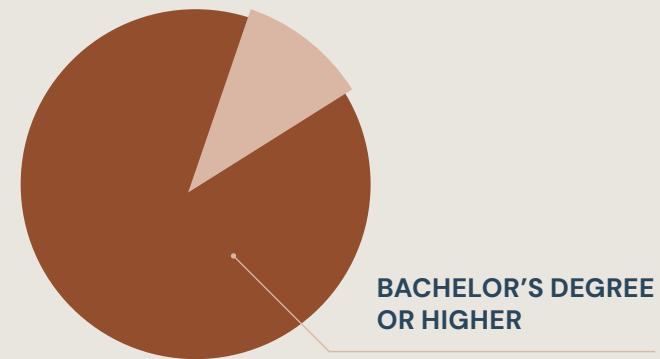
## Age Distribution

With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

**MEDIAN AGE IS**  
**38.6** 

## Educational Attainment

A significant portion of the population holds bachelor's degrees or higher, particularly within the 5 km radius.



## Income Levels

With 30–40% earning under \$40,000, the range of average household incomes is:

**\$88K**  
**TO \$94K**

## Labor Force Participation


Around 60–64% of those:

**AGE 15+**

Are employed, mainly in sales, services, business, finance, and social sciences.

## Household Characteristics

One- or two-person households dominate, making up 70–75%, with household growth expected to reach:

**24–25%**  
**BY 2023** 

## Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

**20–21%**  
**GROWTH BY 2033**



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