



# Retail Space **FOR LEASE**

591 March Road,  
Ottawa



## **Integrity. Dedication. Professionalism**

District Realty  
Corporation Brokerage  
**districtrealty.com**

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# 591 March Road

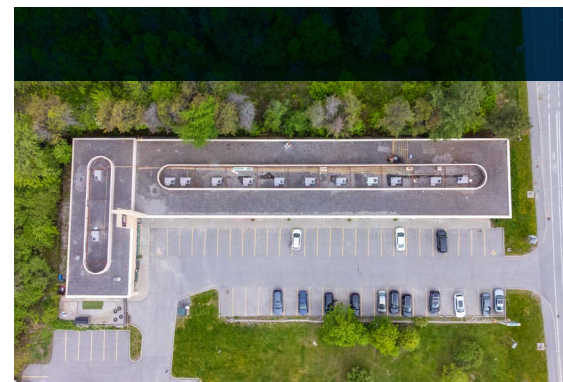
Ottawa



UNIT	SIZE	OCCUPANCY	PRICE	OPC
UNIT 1	3,014 SF	Aug. 1, 2026	\$30.00/SF	\$12.81/SF
UNIT 7	1,029 SF	Immediate	\$25.00/SF	\$12.81/SF
UNIT 9	1,014 SF	Immediate	\$25.00/SF	\$12.81/SF

## Key Features

- Zoning** EDK[2907] S484-h
- Ceiling** 8'11" - 9" clear
- On-Site Parking
- Building Signage
- Pylon Signage
- Glass Front Units



## Highlights

Glass-front retail units are available for lease, offering on-site customer parking, and prominent building signage opportunities facing March Road. Positioned along a high-traffic commuter route serving Kanata North, the property benefits from consistent daily exposure to both local and destination-driven customers.

The units combine flexible layouts with modern storefronts and excellent sightlines. Surrounded by major employers, established retail, and nearby amenities including the Brookstreet Hotel and The Marshes Golf Club, the location supports sustained demand for food, service, and convenience-oriented retailers seeking visibility within a proven commercial corridor.

## Location Overview

Situated along March Road near Terry Fox Drive, the property is strategically positioned within a high-density residential community and the heart of Kanata North's thriving technology hub, just west of Ottawa. This prime location benefits from consistent daily vehicle traffic and serves a local population of approximately 26,952 residents within a 3 km radius.

Tenants enjoy excellent connectivity with direct access to Highway 417, quick links to Innovation Station, and convenient public transit via nearby bus routes. The combination of strong residential density, a major employment base, and seamless regional access makes this a highly functional and visible location for retail and service-oriented businesses.

## CONTACT

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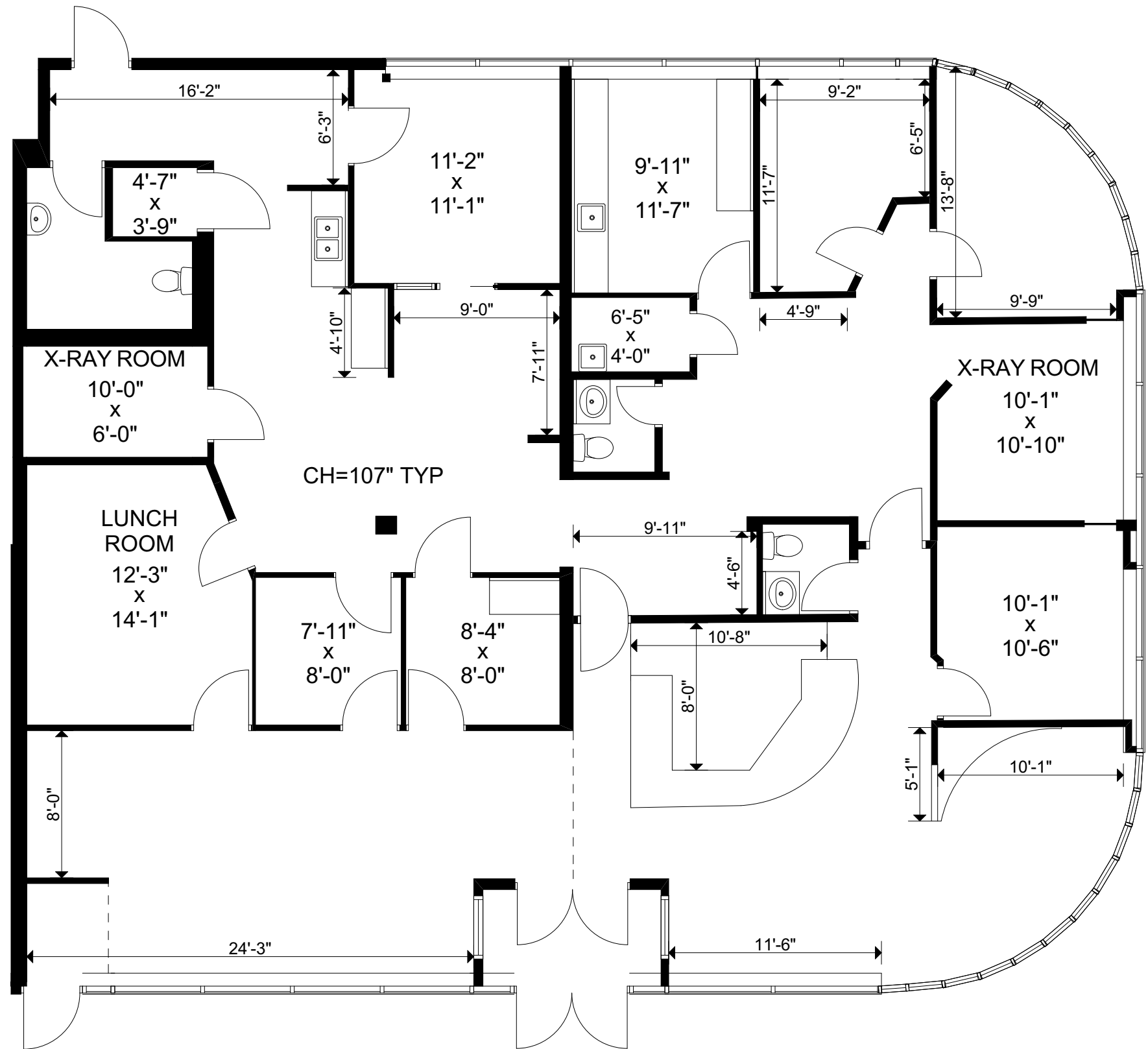
Jason Shinder, Broker of Record  
CEO

Charles Mirsky, Broker  
COO - Brokerage Services

# FLOOR PLAN

## Unit 1 – 3,014 SF

- Configured for veterinary office
- Functional clinical layout with multiple exam and treatment rooms
- Two dedicated x-ray rooms
- Central reception and waiting area with curved exterior frontage
- Staff breakroom
- Double man door main entrance



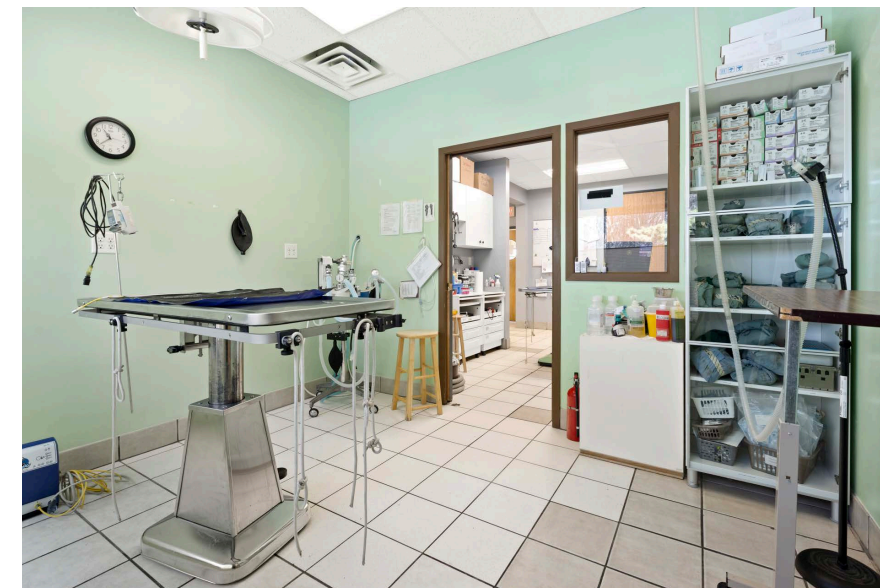
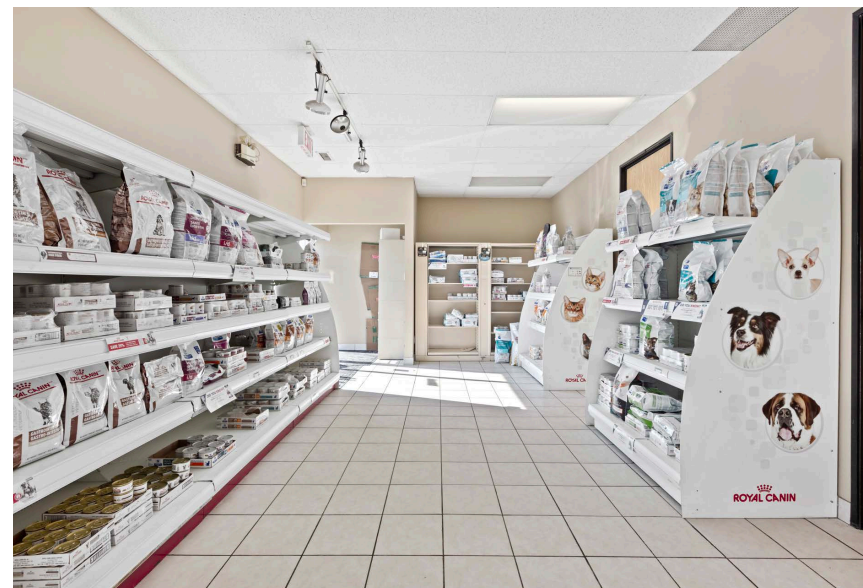
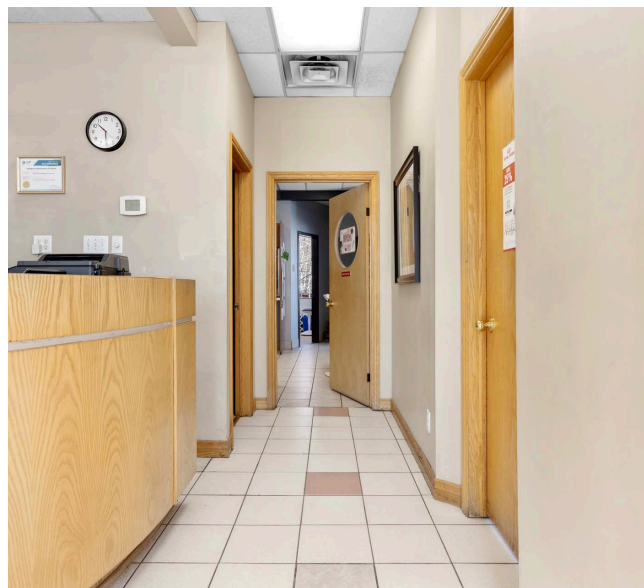
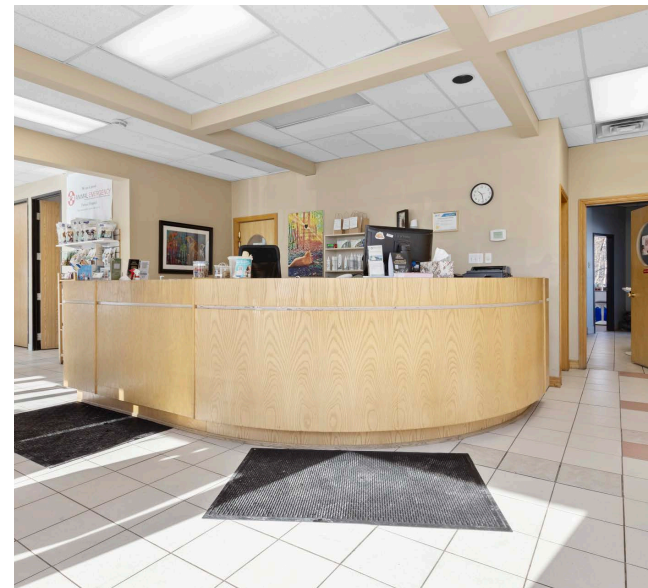
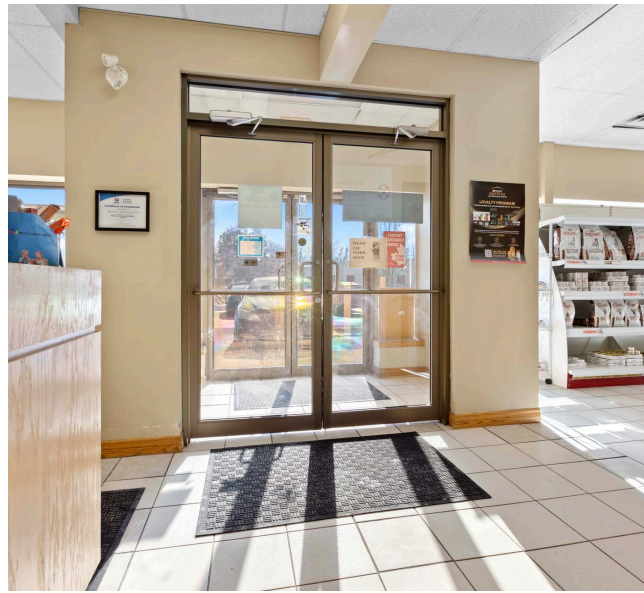
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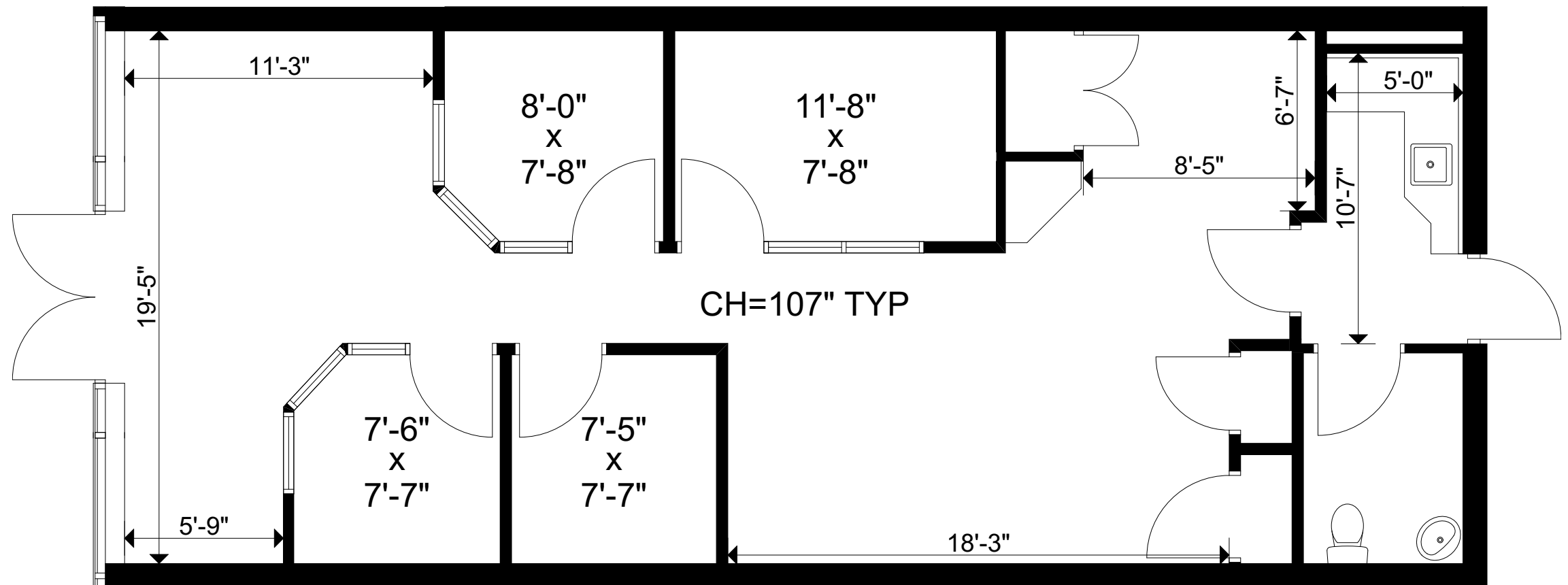
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# FLOOR PLAN

## Unit 7 – 1,029 SF

- Functional retail/office layout with clearly defined front and back area
- Multiple private offices or treatment rooms, suitable for professional or service-based businesses
- Central open area adaptable for reception or retail display
- Staff breakroom with kitchenette



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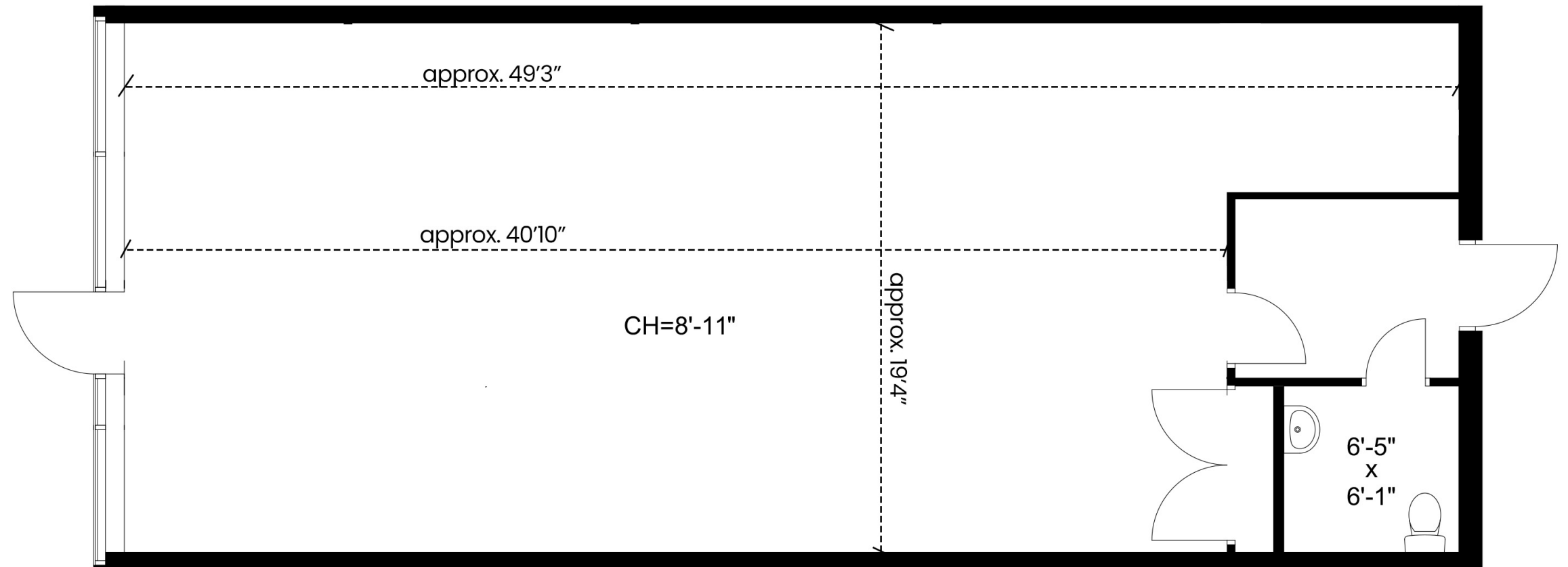
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# FLOOR PLAN

## Unit 9 - 1,014 SF

- Open-concept layout offering flexible merchandising and retail configurations
- Private washroom located within the unit
- Comfortable 8'11" ceiling height with excellent visibility throughout the space



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# AREA MAP

591 March Road is prominently positioned at the high-exposure intersection of March Road and Terry Fox Drive – a key gateway to Kanata North and one of the area’s busiest commuter corridors. Located next door to Canada’s largest technology park and minutes from the Brookstreet Hotel and The Marshes Golf Club, the property benefits from steady daily traffic, strong lunchtime demand, and a consistent flow of professionals, visitors, and leisure guests.

Kanata North is home to more than 540 companies employing over 33,000 professionals, creating a dense, affluent customer base for food, service, and convenience-oriented retailers. Combined with nearby hotel guests, golfers, and event attendees, the area supports retail demand throughout the day – from morning coffee to evening dining and services.

## Your Brand, Front and Centre

Command attention with prime building signage at the high-traffic intersection of March Road and Terry Fox Drive. Exceptional exposure to thousands of vehicles daily– a powerful way to showcase your brand.

## Built-In Customer Base

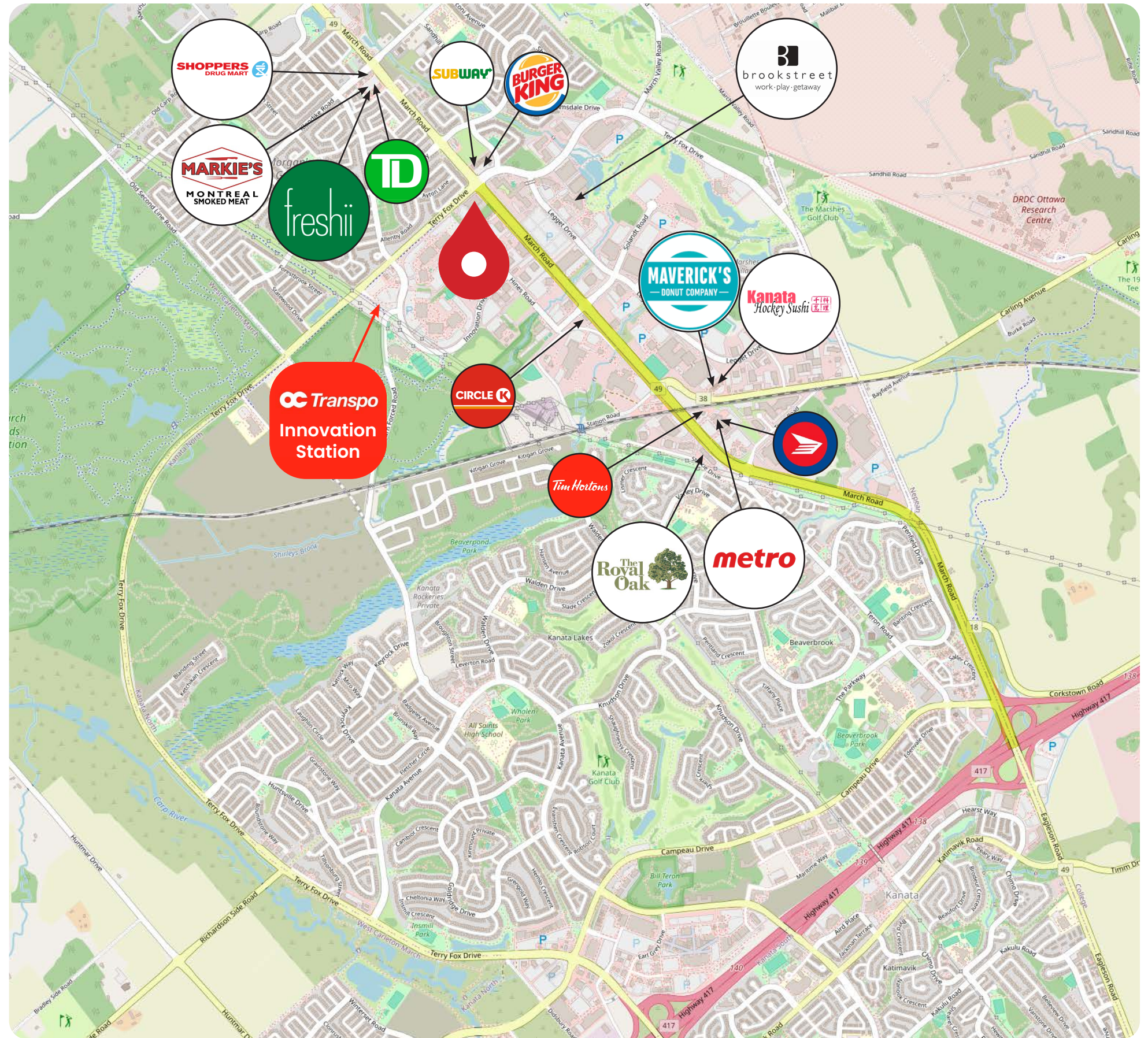
Positioned next to major employers including Ericsson, Mitel, Ciena, and Nokia, the property is surrounded by thousands of professionals seeking food, services, and everyday retail just steps from their workplace.

## Connected for Success

Seamless access to Highway 417, public transit routes, and cycling paths ensures steady customer flow throughout the day – from morning coffee runs to after-work errands.

## Retail Synergy All Around

Surrounded by restaurants, cafes, gyms, shops, and services along March Road.



# Demographic Data

## Age Distribution

The neighbourhood is overwhelmingly working age, with about 84% of the population under 65.

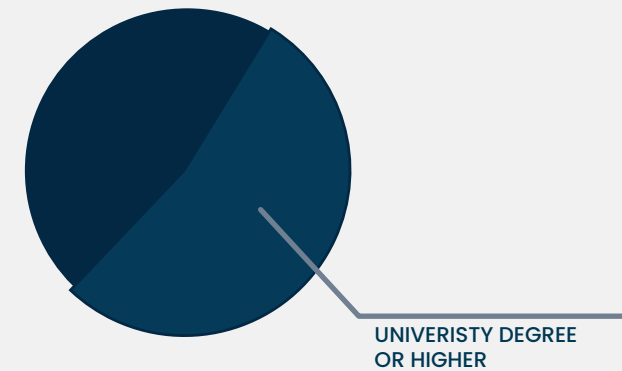
### MEDIAN AGE IS

**40** 

In retail terms, that signals a mature, economically stable market – anchored by established households, working professionals, and families with predictable spending patterns.

## Educational Attainment

Over 74% of residents hold a University Degree or higher within a 5 km radius.



## Income Levels

With only 10% of households earning under \$40,000 annually, the surrounding 5 km trade area reflects a predominantly affluent market, where average household incomes exceed

**\$150K**

This income profile supports strong discretionary spending and positions the area well for quality retail, food, and service-oriented businesses

## Labor Force Participation

**67.8%**

within a 5 km radius, a highly active working demographic with significant employment in technology, applied sciences, management, and business services.

## Household Characteristics

The 5 km trade area is characterized by established, predominantly family-oriented households with strong income fundamentals and long-term stability. Household counts are projected to grow by more than

**30% BY 2033** 

reinforcing sustained demand for retail and services as the community continues to densify and mature.

## Population Growth

The population within a 5 km radius is projected to reach 64,693 by 2033.

**27% GROWTH BY 2033**



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