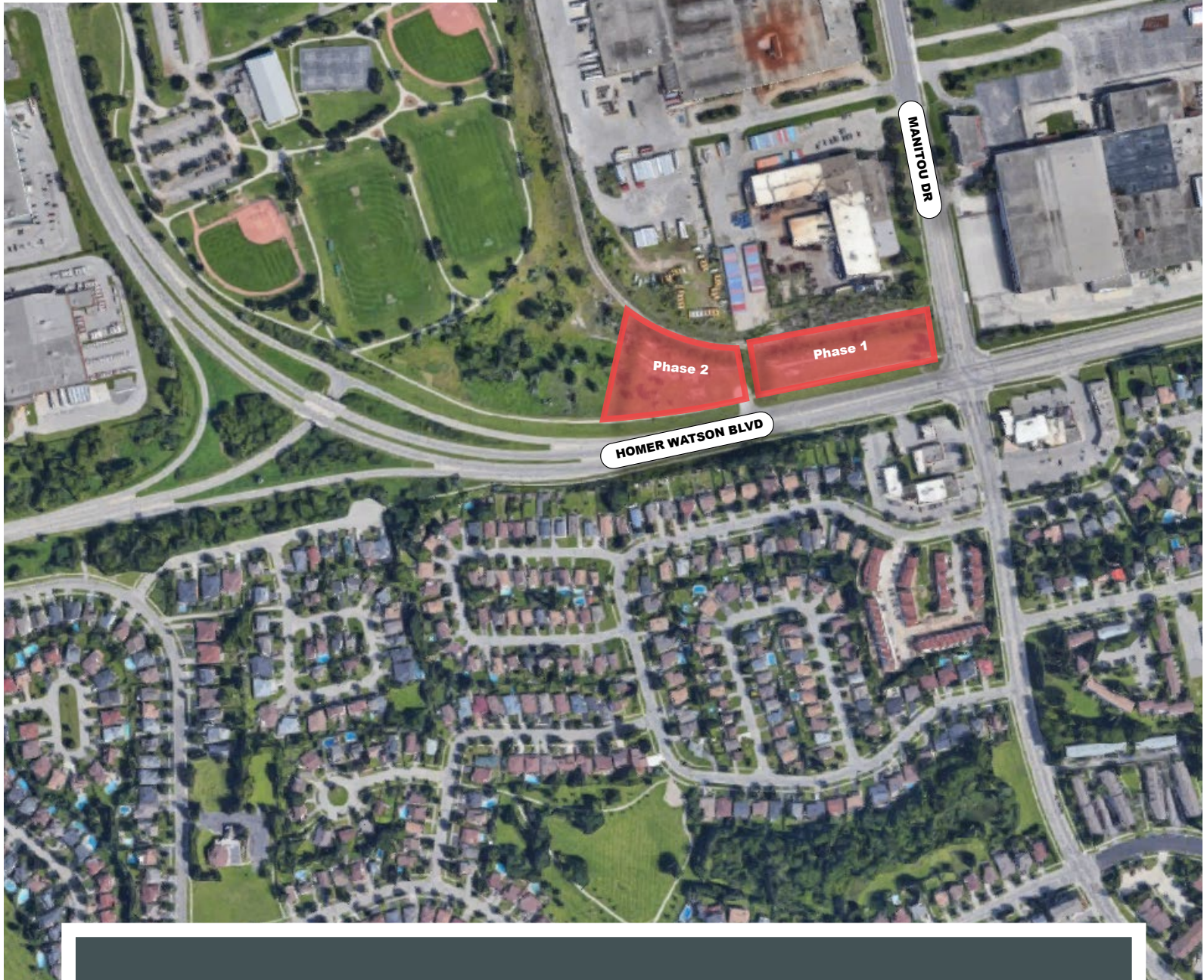


# 535

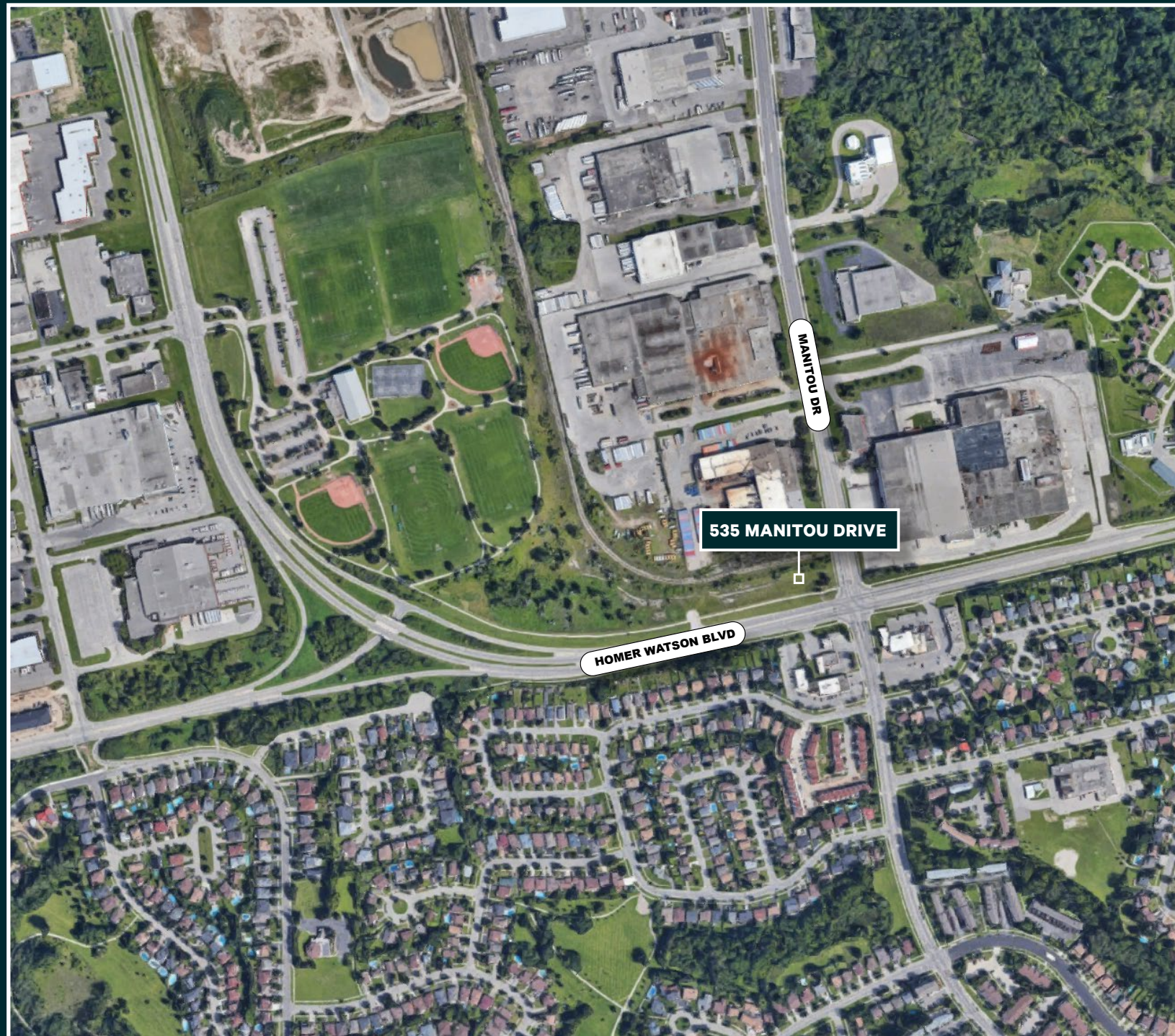
MANITOU DR  
KITCHENER, ON



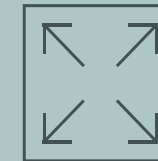
**MULTIPLE RETAIL UNITS FOR LEASE**

# A Closer Look at

## 535 MANITOU DRIVE, KITCHENER



### PROPERTY DETAILS



1,200 - 5,000 Sq. Ft.  
SIZE



\$36.00 - \$38.00 Per Sq. Ft.  
NET RENT



\$ 15.00 Per Sq. Ft.  
TMI (2025)



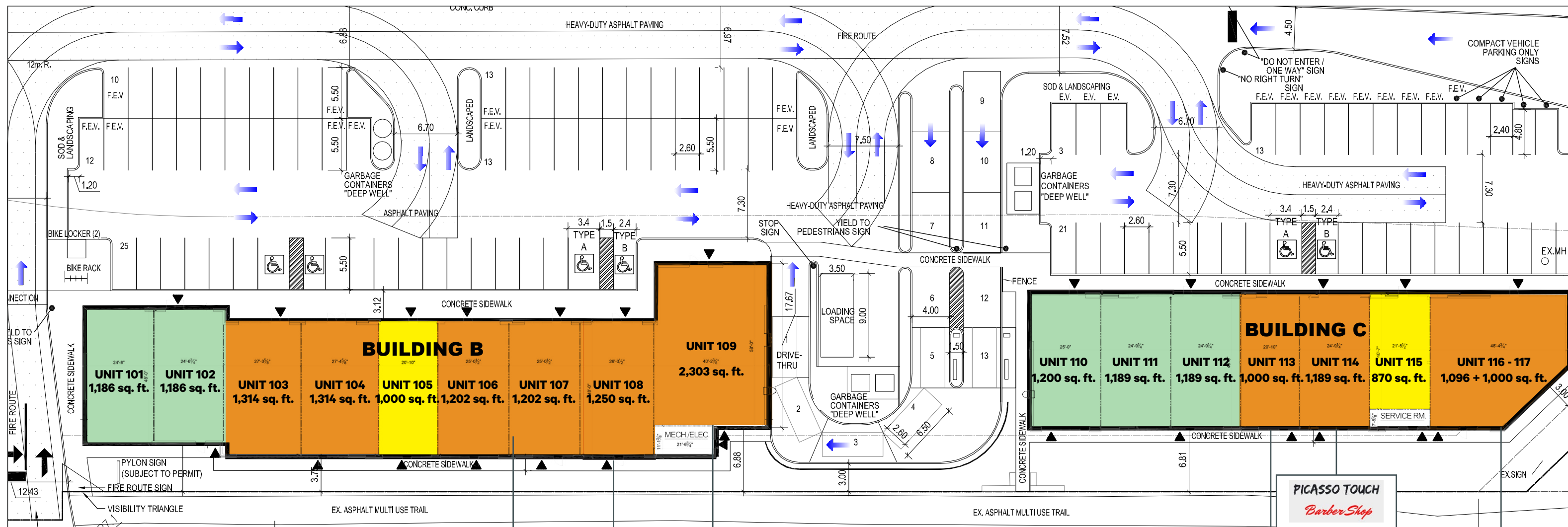
May 1<sup>st</sup> 2026  
EST. POSSESSION DATE



58,648  
TRAFFIC COUNT (2025)  
MANITOU DR & HOMER WATSON BLVD

# Phase I Site Plan

| UNIT SIZE                     | NET RENT             | TMI (2025)           | EST. POSSESSION DATE |
|-------------------------------|----------------------|----------------------|----------------------|
| 1,200 SQ. FT. - 2,000 SQ. FT. | \$ 38.00 PER SQ. FT. | \$ 15.00 PER SQ. FT. | April 1st 2026       |
| 2,400 SQ. FT. - 5,000 SQ. FT. | \$ 36.00 PER SQ. FT. | \$ 15.00 PER SQ. FT. | April 1st 2026       |



**AVAILABLE UNIT** (Green)

**RESERVED FOR OFFICE** (Yellow)

**UNDER CONTRACT** (Orange)

PHARMACY & MEDICAL CLINIC

Tim Hortons

Pizza Depot

ups

PICASSO TOUCH Barber Shop

DENTIST

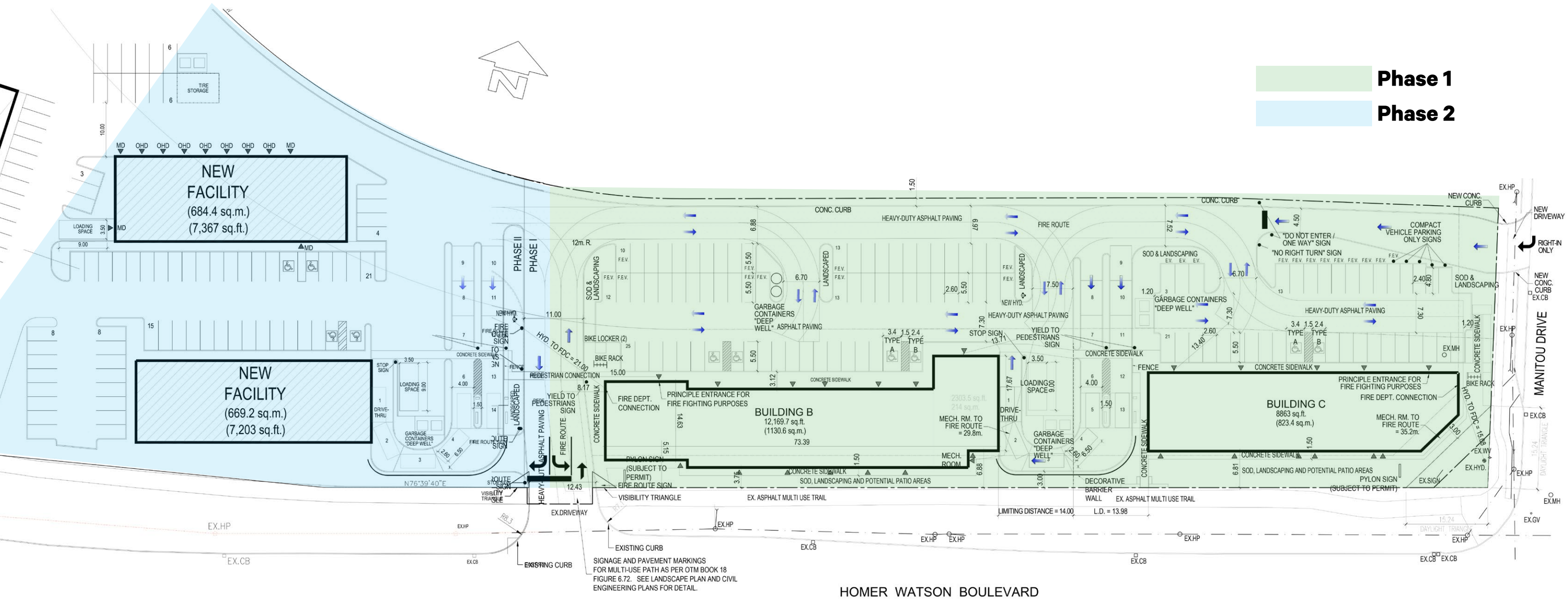
# Renderings



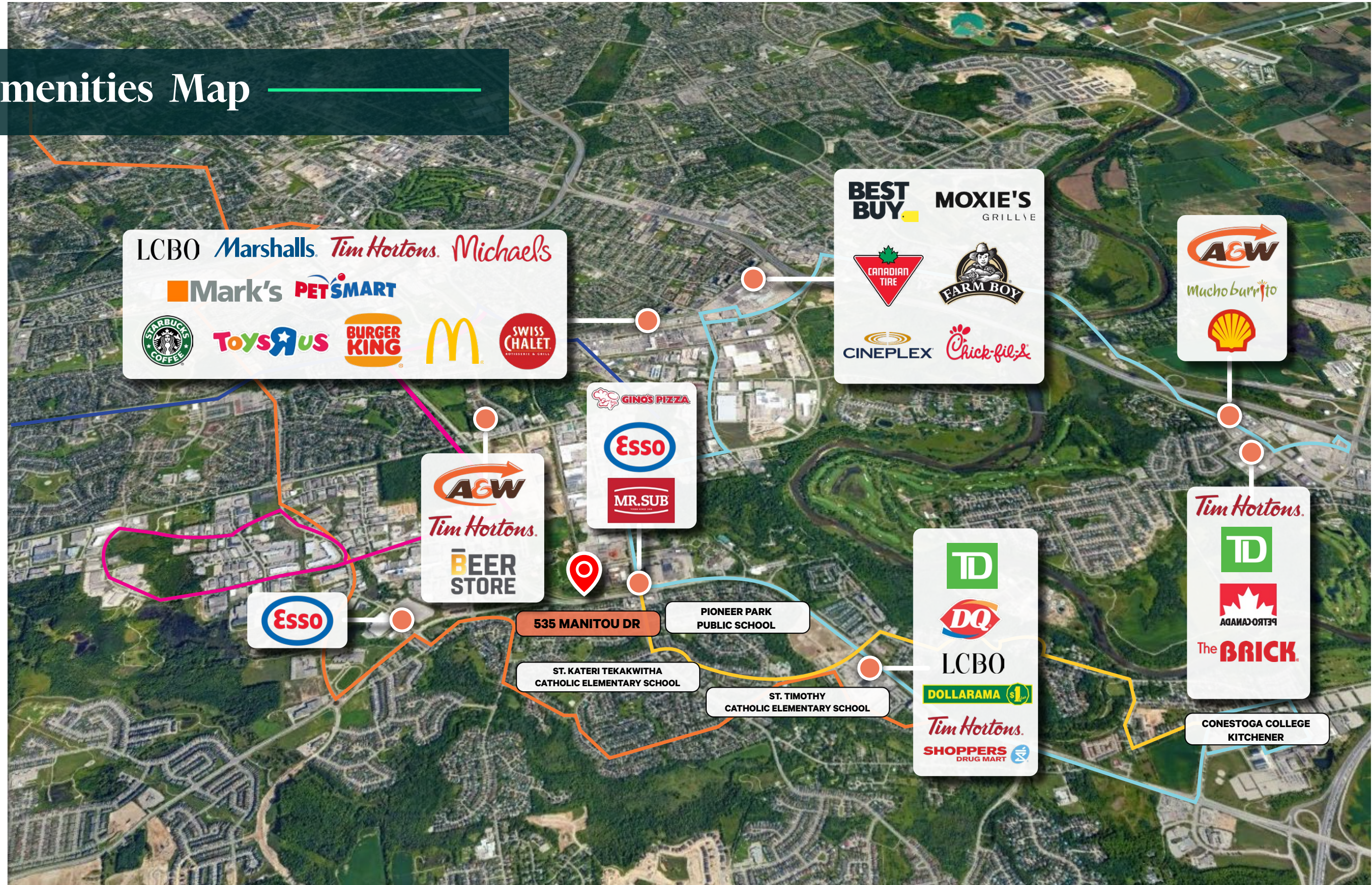
# Renderings



# Phase II coming soon



# Amenities Map



## NEW COMMERCIAL / RESIDENTIAL DEVELOPMENTS IN THE AREA

- 1** 1470 BLOCK LINE RD - THE APPLICANT IS PROPOSING TO BUILD A FOUR-STORY MODULAR SUPPORTIVE/AFFORDABLE HOUSING DEVELOPMENT CONTAINING 41 ONE BEDROOM UNITS WITH COMMUNITY MEETING AND OFFICE SPACE ON THE MAIN FLOOR.
- 2** 630 BENNINGER DR - 225 MULTIPLE RESIDENTIAL UNITS AND ASSOCIATED PARKING PLUS A RETAIL COMPONENT IN SECOND PHASE
- 3** 525 NEW DUNDEE RD - AN 8 STOREY, MIXED-USE BUILDING WITH GROUND FLOOR COMMERCIAL AND 178 UNITS PLUS PARKING

## GRT BUS ROUTES

- ROUTE 10 - COLLEGE EXPRESS
- ROUTE 26 - TRILLIUM
- ROUTE 201 - FISCHER-HALLMAN
- ROUTE 10 - PIONEER
- ROUTE 16 - STRASBURG-BELLMONT

# Demographics

1 KM

3 KM

5 KM



Total Population  
2025



4,965

56,250

140,781



Daytime Population  
2025



10,284

51,475

119,306



Population Growth  
2025 - 2030



3.3%

14.2%

10.9%



Household Income  
2025



\$152,759

\$132,196

\$121,865



Traffic Count - Manitou Dr & Homer Watson Blvd  
2025

58,648



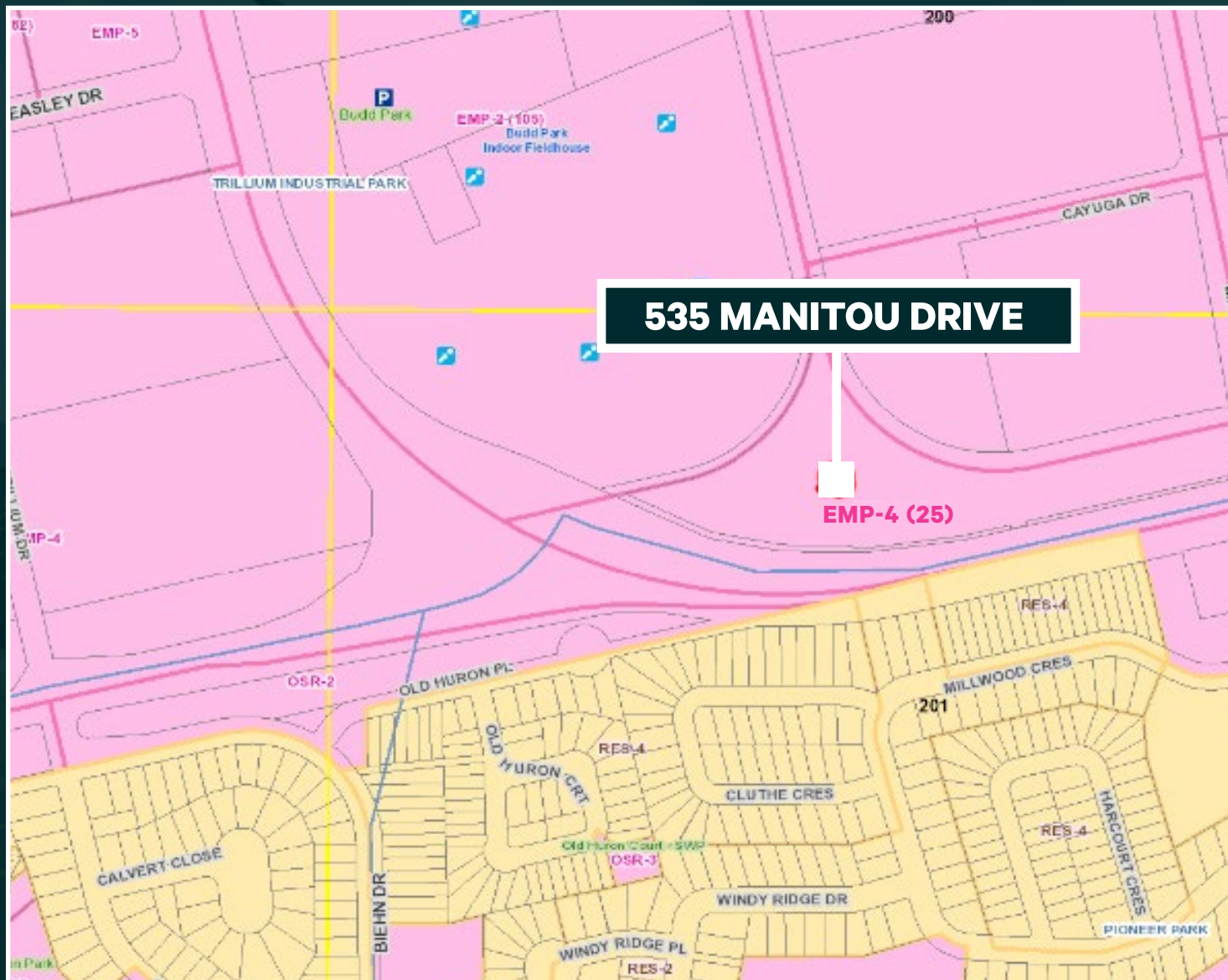
● 535 MANITOU DRIVE, KITCHENER

# Zoning & Permitted Uses

## KITCHENER ZONING BY LAW EMP-4

### PERMITTED USES

- Automotive Detailing and Repair Operation *\*with conditions*
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Car Wash *\*with conditions*
- Catering Service Establishment
- Commercial Driver and Training Establishment
- Computer, Electronic, Data Processing, or Server Establishment
- Craftsperson Shop
- Day Care Facility *\*with conditions*
- Drive Thru Facility
- Financial Establishment *\*with conditions*
- Fitness Centre *\*with conditions*
- Garden Centre, Nursery, and/or Landscaping Supply
- Health Clinic *\*with conditions*
- Heavy Repair Operation *\*with conditions*
- Industrial Administrative Office
- Major Equipment Supply and Service
- Manufacturing *\*with conditions*
- Office *\*with conditions*
- Personal Services *\*with conditions*
- Pet Boarding *\*with conditions*
- Pet Services Establishment *\*with conditions*
- Print Shop *\*with conditions*
- Printing or Publishing Establishment
- Propane Retail Outlet
- Research and Development Establishment
- Restaurant *\*with conditions*
- Restoration, Janitorial, or Security Services
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal *\*with conditions*
- Veterinary Services *\*with conditions*
- Warehouse *\*with conditions*



CLICK TO VIEW  
**EMP-4**  
**ZONING BY-LAW**

# 535

**MANITOU DR**  
KITCHENER, ON

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