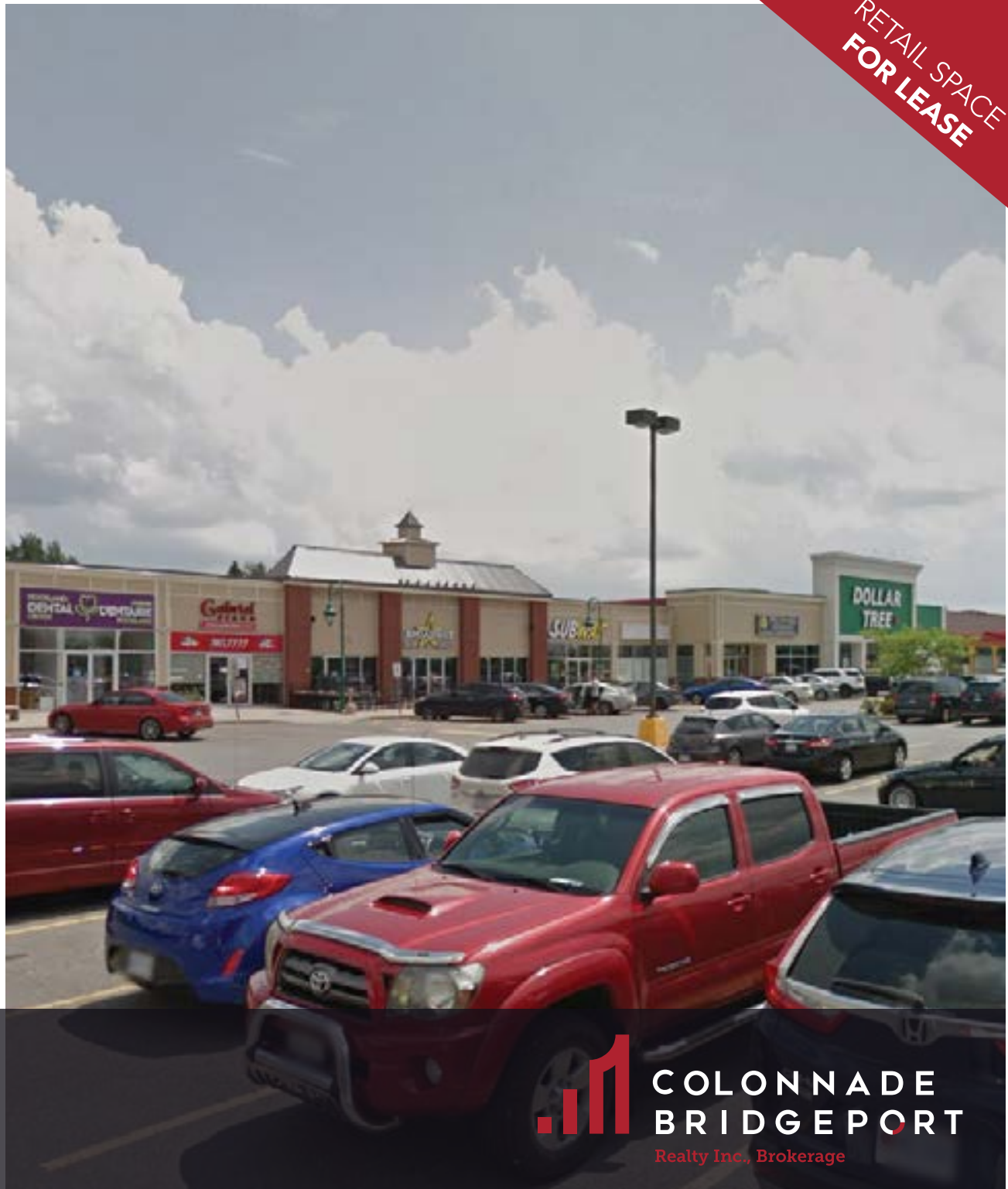


RETAIL SPACE  
FOR LEASE

# PLAZA ROCKLAND

2736 Chamberland St  
Rockland, Ontario

**817 sq.ft. - 15,000 sq.ft.**  
Build-to-suit up to 15,000 sq.ft.



**CHRIS TURVILL**

Leasing Manager, Sales Representative  
Colonnade BridgePort Realty Inc., Brokerage

343.633.5088



**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

# PLAZA ROCKLAND

Rockland, Ontario

## LEASE DETAILS

**Rental Rate:** Please Contact  
**Taxes & Operating:** \$9.04/sq.ft.  
per annum

Operating costs, tax estimates and rental ranges are based on 2023 figures and are subject to change.



## OPPORTUNITY

**2736, Unit 3 - 817 sq.ft.**  
(available now)

**2756, Unit 3a - 1,986 sq.ft.**  
Storage Space  
(available now)

### Build-to-suit

**2764 - 10,500 sq.ft.**  
Can be combined for 15,000 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



## 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. Pet Valu
3. Unit 3
5. Supercuts

### 2756

1. TSC Stores
2. DollarTree

3. Available - 817 sq.ft.
- 3a. Available -1,986 sq.ft.  
(Storage space)
4. Stash & Co.
5. Subway
6. Broadway Bar & Grill
7. Gabriel Pizza
8. Dentist
9. Chaussure Pop

### 2764

1. Mark's
20. Available - 10,500 sq.ft.
21. Available - 4,500 sq.ft.

### 2770

1. Oil Changers
2. Speedy Glass
22. Available - 2,500 sq.ft.

### 2774

Available - 9,500 sq.ft.

### 9069

1. Starbucks

### 9071

1. St. Hubert