



# Retail Space FOR LEASE

1160 Beaverwood Road,  
Manotick



## Integrity. Dedication. Professionalism

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

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# Building F, Unit 1

1160 Beaverwood, Manotick

## Price

\$25.00/sf

## OPC

\$13.87/sf



## Key Features

**Size** 3,581 sf

**Zoning** VM3[812r] H(11)

**Power** 100Amp, 600V

**Ceiling:** 15'10" clear

• **End Cap Unit**

• **Dock Loading Door**

• **Mezzanine**

• **Customer parking**

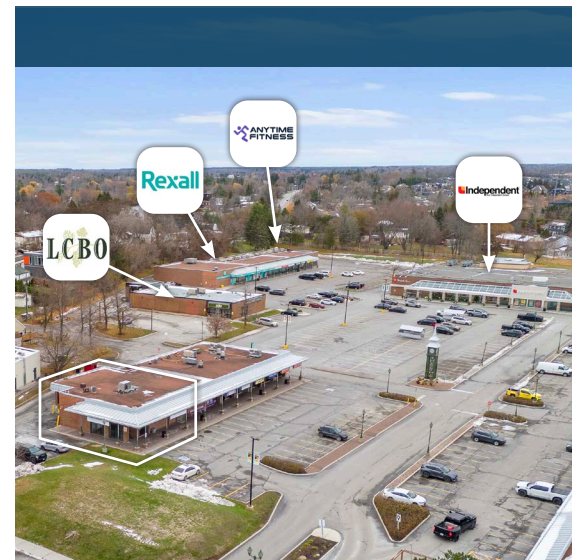
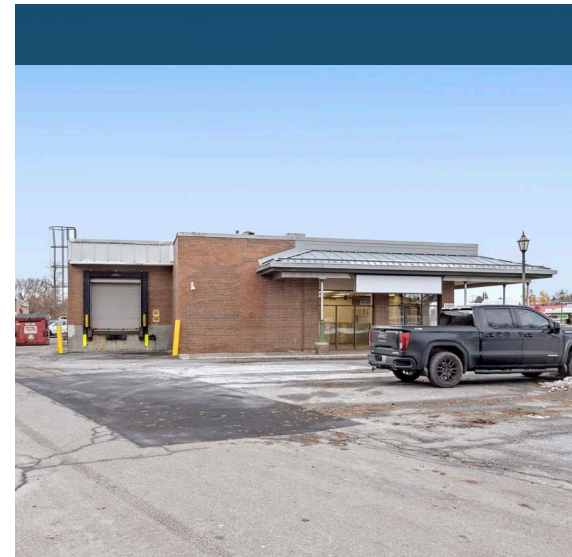
• **Building & Pylon Signage**

• **Accessible Entrance**

## Highlights

Positioned prominently at the endcap of a thriving retail plaza, 1160 Beaverwood Road offers a rare opportunity in the heart of Manotick. Formerly home to The Beer Store, this versatile unit stands among an impressive roster of national retailers, including Independent Grocer, LCBO, Home Hardware, Anytime Fitness, CIBC, Pizza Pizza, Rexall, and an array of popular restaurants and local services.

The space features a convenient dock-loading door, an accessible customer entrance, generous on-site parking, and display windows facing Beaverwood Road. With strong daily traffic and exceptional visibility, this location delivers both presence and potential for a broad range of retail uses.



## Location Overview

Set within the heart of Manotick's well-established village community, 1160 Beaverwood Road offers retailers a location defined by everyday convenience. Residents rely on this plaza as a central hub for groceries, banking, fitness, dining, and essential services—creating steady, repeat foot traffic throughout the week. Just steps from surrounding neighbourhoods, the endcap unit benefits from effortless drive-up access, ample parking, and strong visibility along Beaverwood Road. For businesses seeking a space that serves a loyal, close-to-home customer base, this location delivers the rhythm of reliable, daily-needs retail at its finest.



## CONTACT

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Director, Leasing & Investment Sales | Sales Representative

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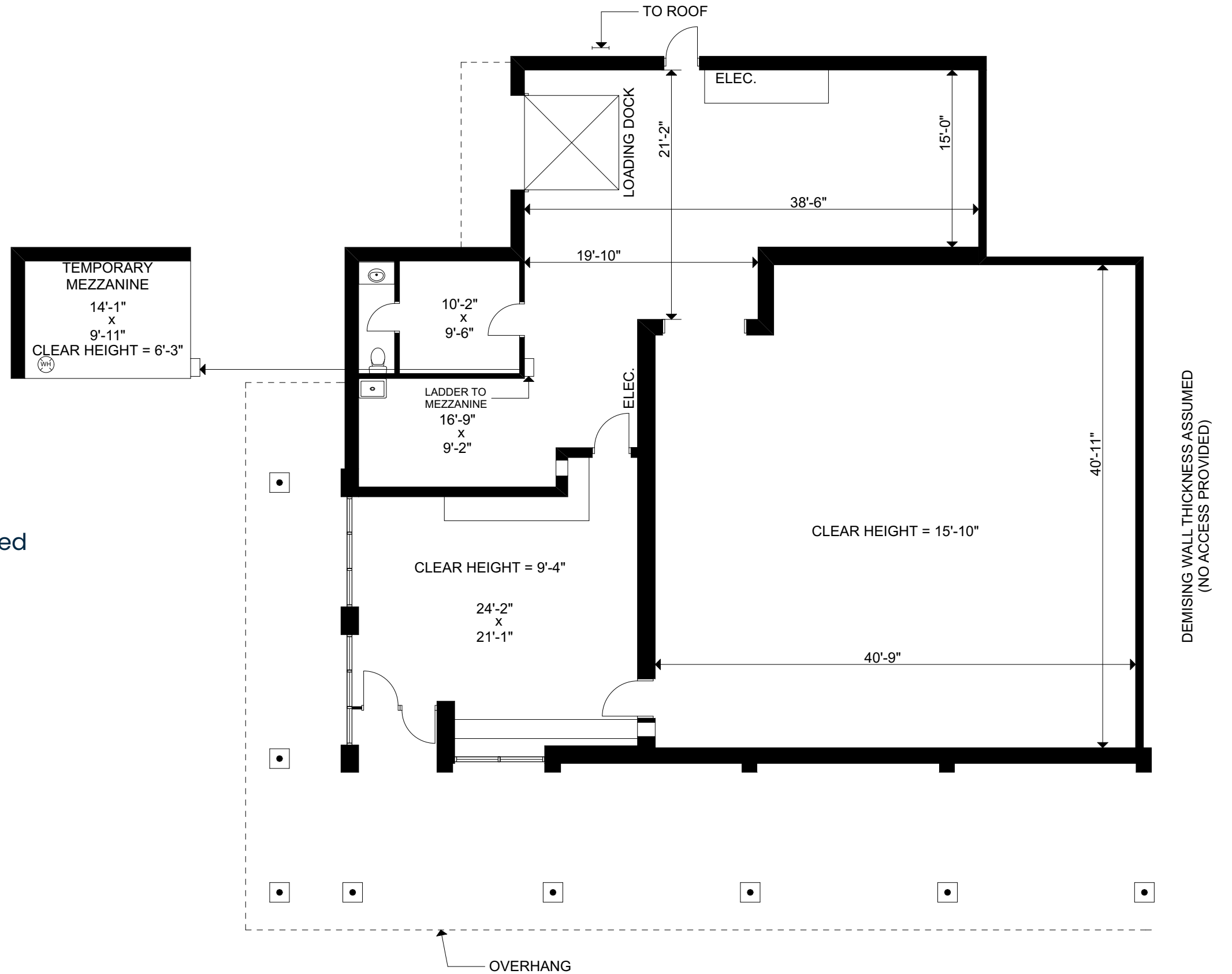
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# Floor Plan

## Unit 1 - 3,581 SF



- Open-concept retail area with dedicated back-of-house/support space
- Ceiling Height: 15'10" clear
- Rear loading dock
- Mezzanine

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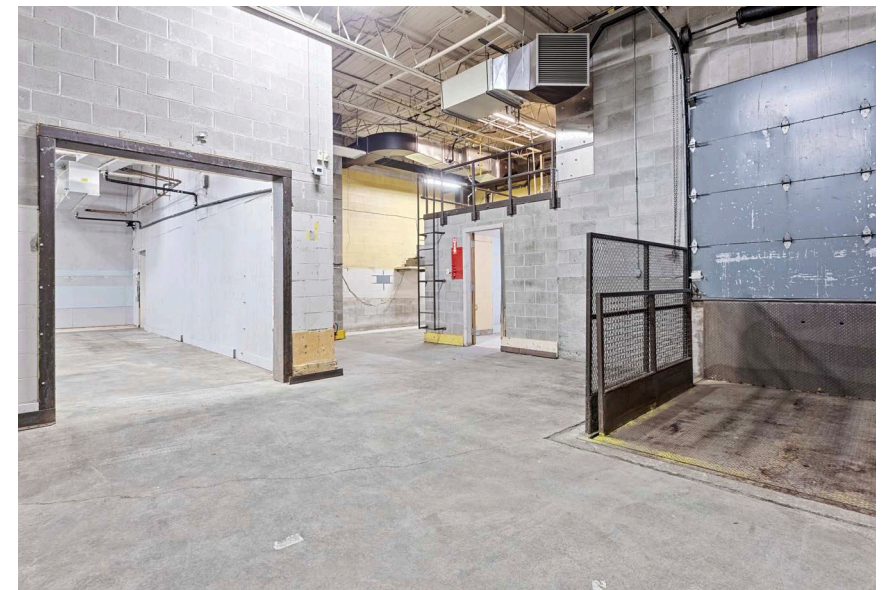
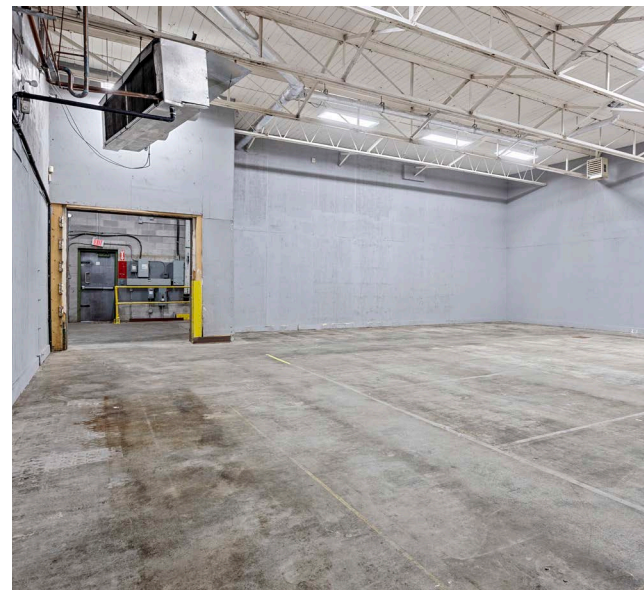
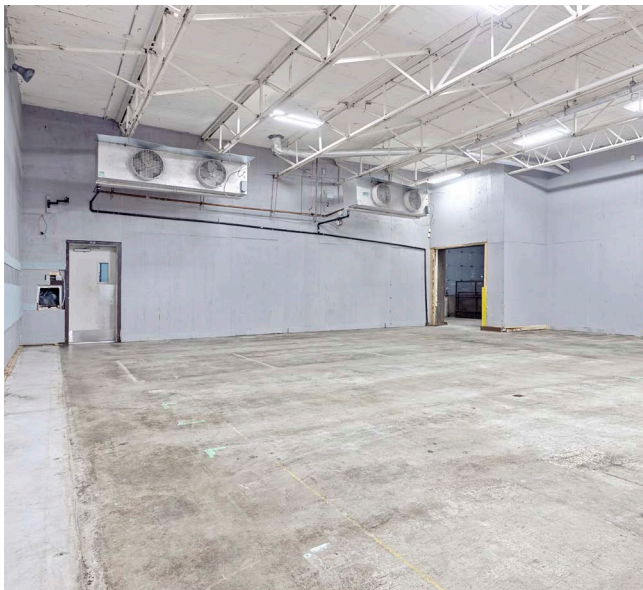
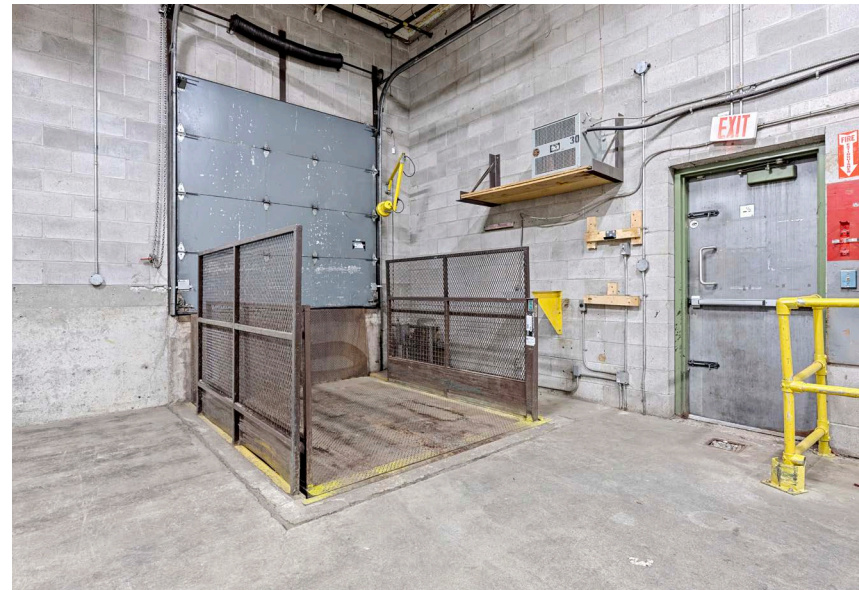
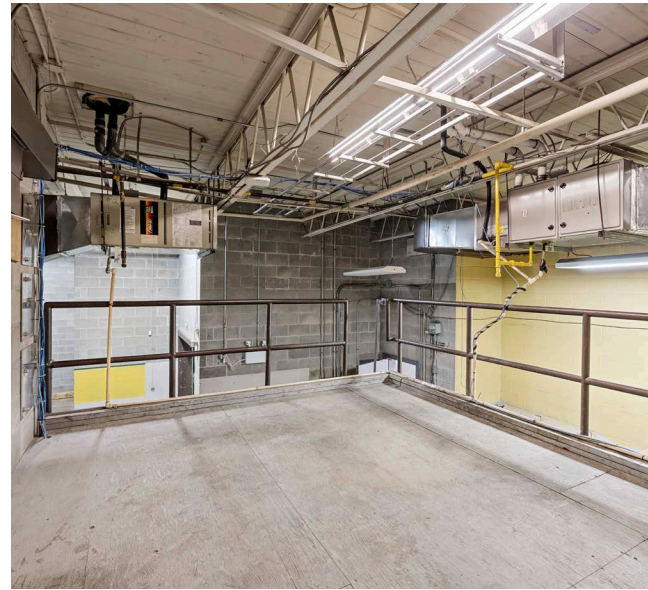
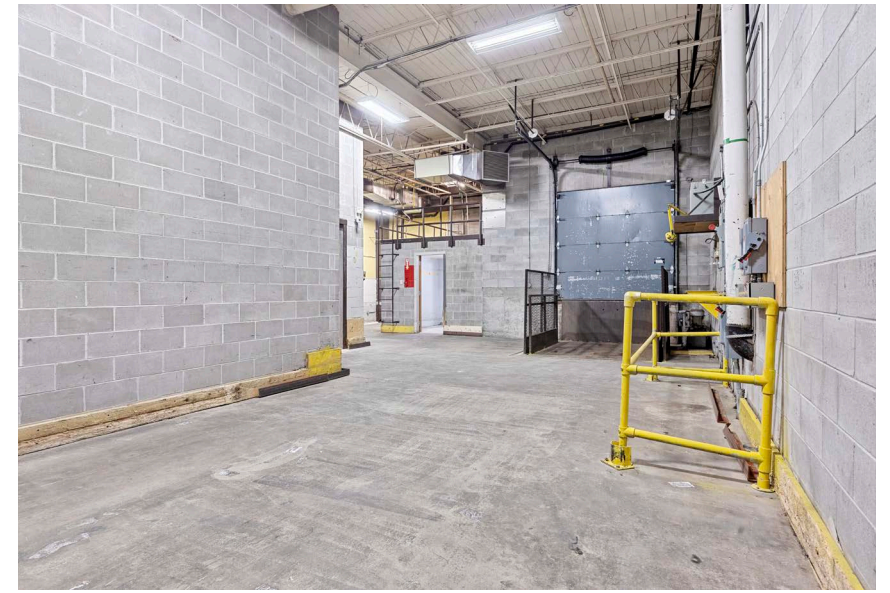
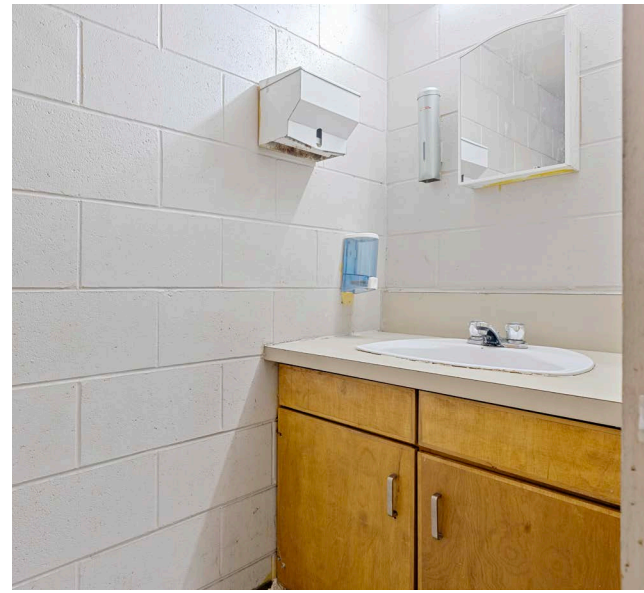
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Unit 1 - Interior



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# Tenant Profiles



## Independent Grocer

Independent Grocer is a full-service supermarket operated by Loblaw Companies Limited, known for anchoring high-performing neighbourhood plazas across Canada. Its stores draw consistent, repeat visits from local residents for fresh produce, prepared foods, household essentials, and weekly family shopping. For neighbouring businesses, a location beside an Independent Grocer means dependable daily traffic, strong brand recognition, and a built-in customer base accustomed to shopping locally.



## Home Hardware

Home Hardware is a Canadian retail chain specializing in hardware, building materials, home improvement goods and seasonal-living products. The company supplies tools, paint, electrical and plumbing components, outdoor power equipment, home comfort appliances, garden and lawn supplies, and project-packages for both DIY homeowners and professional contractors. With its wide-ranging inventory, Home Hardware serves as a one-stop destination for renovation, maintenance and home-lifestyle needs.



## Anytime Fitness

Anytime Fitness is a leading global health and fitness franchise with more than 5,000 locations across 50 countries. Open 24/7, the brand offers accessible fitness programs and personal training tailored to all levels, ensuring broad consumer appeal. Recognized for its strong franchise model and consistent growth, Anytime Fitness provides a reliable and internationally established presence for retail investment.



## CIBC

CIBC (Canadian Imperial Bank of Commerce) is one of Canada's major national banks, offering full-service personal and business banking, mortgages, wealth management, and financial advisory services. Its branches draw steady daily traffic from customers managing routine banking needs, financial planning, and commercial transactions, making it a consistent and trusted presence in retail plazas.



## Pizza Pizza

Pizza Pizza is a leading Canadian quick-service restaurant chain specializing in pizza, wings, sides, and fast-casual takeout and delivery. Known for its recognizable brand, broad menu, and efficient service model, Pizza Pizza attracts steady traffic from families, students, and commuters seeking convenient, affordable meals. Its presence in a retail plaza typically adds reliable evening and weekend activity, complementing neighbouring businesses.



## Rexall

Rexall is a major Canadian pharmacy and drugstore chain offering prescription services, over-the-counter medications, health and wellness products, beauty and personal-care items, and everyday household essentials. Its stores draw consistent, routine traffic from customers filling prescriptions and picking up daily-need items, making it a stable and dependable anchor in neighbourhood retail centres.



## LCBO

LCBO (Liquor Control Board of Ontario) is a provincial Crown corporation and one of the world's largest retailers of beverage alcohol. Its stores offer a wide selection of wine, spirits, beer, and ready-to-drink beverages, serving as a consistent, high-traffic anchor in retail plazas. LCBO locations draw steady weekly visits from local residents, contributing reliable customer flow for neighbouring businesses.



## Pet Valu

Pet Valu is a leading Canadian specialty retailer offering pet food, supplies, grooming products, and accessories for dogs, cats, small animals, birds, and reptiles. Known for its curated selection of premium brands and everyday essentials, Pet Valu attracts regular, repeat visits from pet owners managing ongoing care needs. Its stores anchor neighbourhood plazas with steady, loyalty-driven traffic and a strong community presence through services like grooming and adoption partnerships.

# Demographic Data

The surrounding 5 km community is a well-established, highly educated, and family-oriented market experiencing strong population growth. With a median age of 39 and an average household size of 2.9, the area is anchored by couples and multi-person households who rely on nearby retail for daily needs. Nearly 72% of residents hold a bachelor's degree or higher, and household incomes trend firmly into the mid-to-upper range, supporting strong discretionary spending. This combination of stability, affluence, and ongoing residential expansion creates a robust customer base for retailers seeking reliable year-round demand.

## Age Distribution

The neighbourhood is overwhelmingly working age, with over 85% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

## MEDIAN AGE IS

# 39



## Income Levels

With 7.67% earning under \$40,000, the majority of households are earning between:

# \$100K TO \$200,000K

This concentration of mid-to-upper-income earners creates a reliable customer base for retailers offering quality goods, services, and dining.

## Labor Force Participation

# 70.12%

of the population over the age of 15 participate in the labor force, within a 5 km radius, a highly active working demographic with most employed in business & finance, management, sales & services, education, and government.

## Household Characteristics

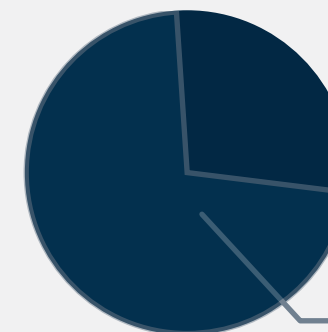
Two-person households form the core of the community within 5km, with three and four-person households not far behind. Together, these household types account for roughly 75% of all households in the area, with total household growth projected to reach:

# 42.94% BY 2033



## Educational Attainment

About 71.9% of residents hold a Bachelor's Degree or higher within a 5 km radius.



BACHELOR'S DEGREE  
OR HIGHER

## Population Growth

The population within a 5 km radius is projected to reach 31,049 by 2033.

# 38.2% GROWTH BY 2033

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