

FOR LEASE | RETAIL SPACE

PETAWAWA BLVD & CANADIAN FORCES DR, PETAWAWA, ON



PROPERTY HIGHLIGHTS:

- Multiple opportunities ranging from 1,500 SF to 15,000 SF in upcoming retail development anchored by Food Basics
- Highly visible location at the intersection of Petawawa Boulevard and Canadian Forces Drive in the heart of Petawawa's retail corridor
- Well positioned to capture traffic heading to and from the Canadian Forces base, South Petawawa, and Pembroke
- Average household income in Petawawa is over \$116,000
- Contact agent for rental rates
- Additional rent estimated at \$16.00 PSF (2024)
- Ample on site parking
- Possession slated for Spring/Summer 2025

EXCLUSIVELY LISTED BY:

Marcus & Millichap
Real Estate Investment Services Canada Inc., Brokerage

CANDICE LERNER-FRY

First Vice President, Sales Representative
Leasing
Direct 613-364-2323
Candice.LF@MarcusMillichap.com

FRASER PADDISON

Vice President, Broker
Leasing
Direct 613-364-2303
Fraser.Paddison@MarcusMillichap.com

RICHARD GETZ

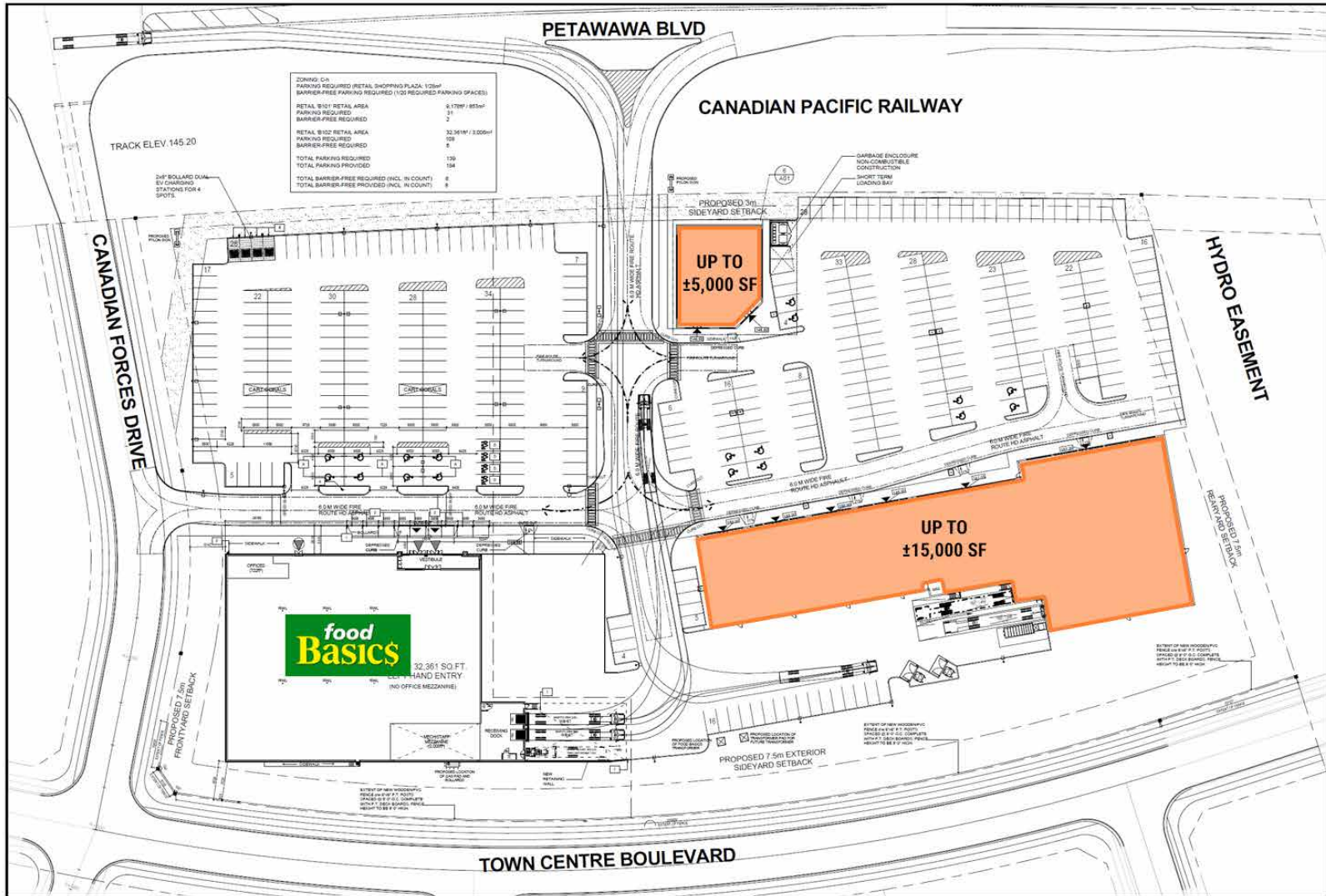
Vice President, Sales Representative
Leasing
Direct 613-364-2324
Richard.Getz@MarcusMillichap.com

Ottawa Office:
275 Bank Street
Suite 301
Ottawa, Ontario
K2P 2L6

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SITE PLAN



1 SITE PLAN

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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

The town of Petawawa, ON, is situated in the Ottawa Valley (1 hour and 45-minute drive from Ottawa) and sits on the west bank of the Ottawa River, at the convergence of the Petawawa River. With direct access to Highway 17, the town has become a popular destination for outdoor enthusiasts as well as transport and commuters using Highway 17 to connect from major metropolitan areas such as Ottawa and Montreal to northern cities including Matawa, North Bay and Sudbury. The 2021 population of Petawawa is 18,660 (up 5% from 2016 census) and is expected to experience slow growth over the next 5 years. Petawawa is located less than 15 kilometers from Pembroke with residents going between the two communities for work and shopping which provides access to another 14,000 people. Most of Petawawa's residents work for the Canadian Government as civilian employees or as members of the Canadian Forces at CFB Petawawa. The base is home to 5,328 Canadian Forces personnel, 936 civilian employees and 5,653 Canadian Forces dependants. Other major employers in the surrounding area include Chalk River Laboratories and Canadian Nuclear Laboratories.