DISTRICT REALTY
CORPORATION, BROKERAGE

Retail Space **FOR LEASE**

INNES CROSSING
1491 Innes Road
Building A, Unit 102
Ottawa, ON.

Integrity. Dedication. Professionalism

District Realty
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The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawl without notice.

1491 Innes Road, Unit A
Ottawa

Price
$25.00/sf

OPC
$11.98/sf

Salient Facts

Unit 7,360 sf

Zoning GM 12

- Inline retail unit
- Immediate access to HWY 417
- Plaza anchored by national brands including Home Depot, Marks Work Warehouse, Homesense and Wendy's
- Close to major government and institutional employers
- Ceiling: 18'6" clear; 20' to roof deck
- **Power:** 100A / 600V
- Customer Parking

Highlights

This attractive inline retail unit presents exceptional flexibility for medical, service-oriented retail, showroom, or instructional uses. Delivered in raw condition, the space can accommodate plumbing and ventilation to support fully customized build-outs, making it ideally suited for destination users seeking strong brand exposure and adjacency to national retailers.

The unit features dedicated on-site parking, high ceilings, and excellent visibility, with prominent building and pylon signage opportunities offering outstanding exposure along Innes Road and Cyrville Road. A rear double man door provides efficient loading and practical operational access.

[1] *open.ottawa.ca Transportation Intersection Volume 2023*
[2] *open.ottawa.ca Transportaiton Intersection Volume 2022*

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Location Overview

The plaza is a well-established destination for home improvement, DIY, décor, and furniture shopping, anchored by major retailers including Home Depot, Cosmorama Home Renovation Supplies, Homesense, and Mark's Work Warehouse. Located in close proximity to Train Yards Shopping Centre and St. Laurent Shopping Centre, the plaza benefits from strong regional draw and consistent customer traffic.

Strategically positioned near Highway 417, the plaza offers excellent accessibility and exposure, with approximately 48,375[1] vehicles passing daily on Innes Road and an additional 9,713 [2] vehicles on Cyrville Road. Surrounded by a dynamic mix of national retailers, dining, and services, this high-profile location provides exceptional visibility and reach for businesses seeking a stable, high-traffic retail environment.

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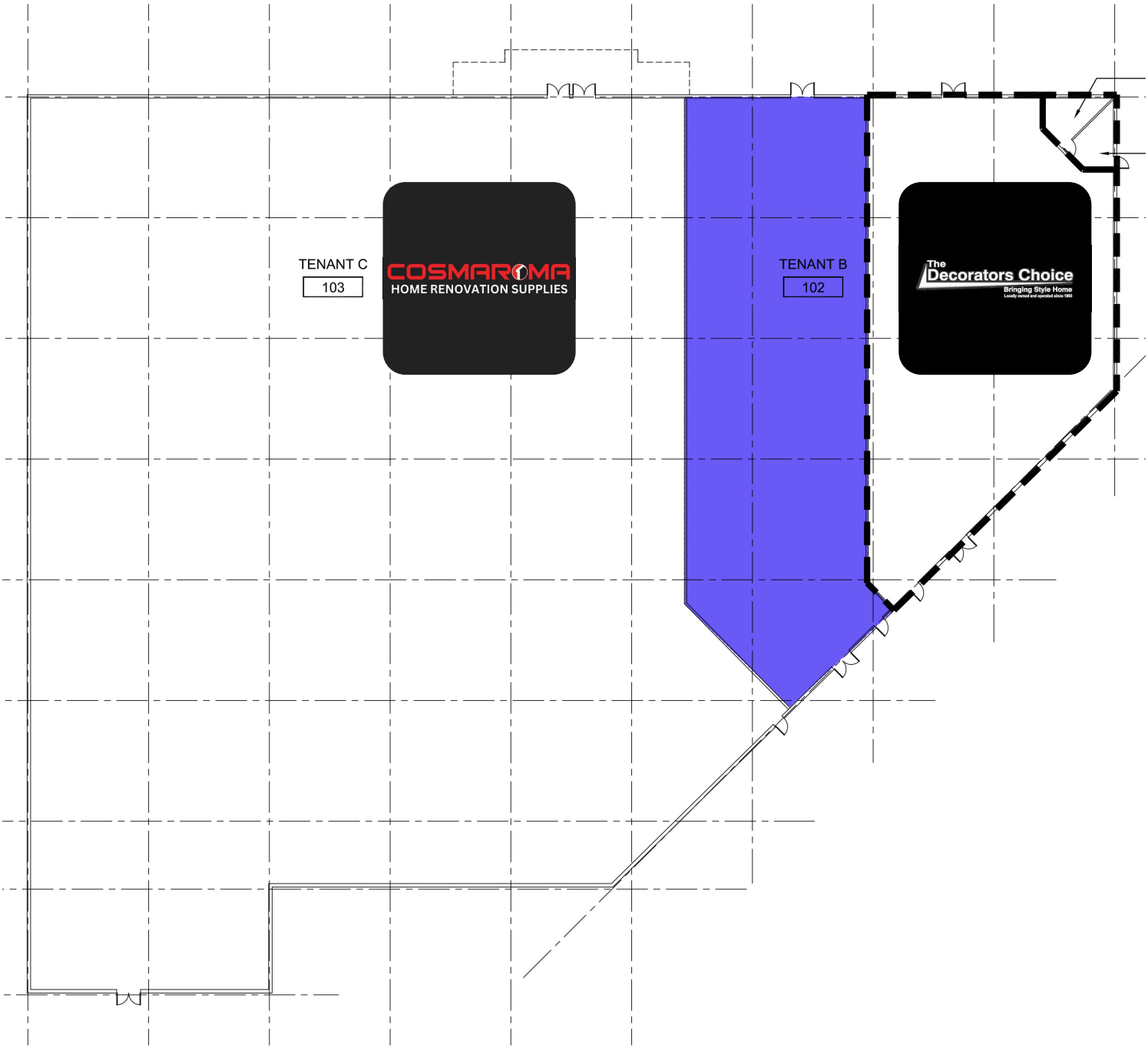
FLOOR PLAN



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AREA MAP

Located in Ottawa's established east end, Innes Crossing Shopping Centre offers exceptional accessibility just two minutes from Highway 417 and is surrounded by major employment hubs, including Government of Canada offices, Canada Post, the Canada Revenue Agency, OC Transpo facilities, The Ottawa Hospital General Campus, and CHEO. The property is also positioned within one of the city's premier retail corridors, neighbouring national retailers such as Home Depot, HomeSense, and Mark's, while Costco and the Train Yards shopping district are only minutes away.

Supported by a large, well-educated population and excellent regional connectivity, the location provides retailers with access to a substantial and expanding customer base in one of Ottawa's most established commercial districts.

Your Brand, Front and Centre

- Prominent storefront and pylon signage opportunities
- Excellent visibility along busy Innes Road
- Established retail destination with strong daily traffic
- Surrounded by nationally recognized retailers

Vibrant Business Community

- Anchored by Home Depot, HomeSense, and Mark's
- Minutes from Costco and Train Yards Shopping Centre
- Close to major government and institutional employers
- Serves a growing residential and daytime population

Connected for Success

- Just two minutes from Highway 417
- Convenient access to public transit and major arterial roads
- Near Ottawa General Hospital, CHEO, and employment hubs
- Easily accessible from communities across Ottawa East

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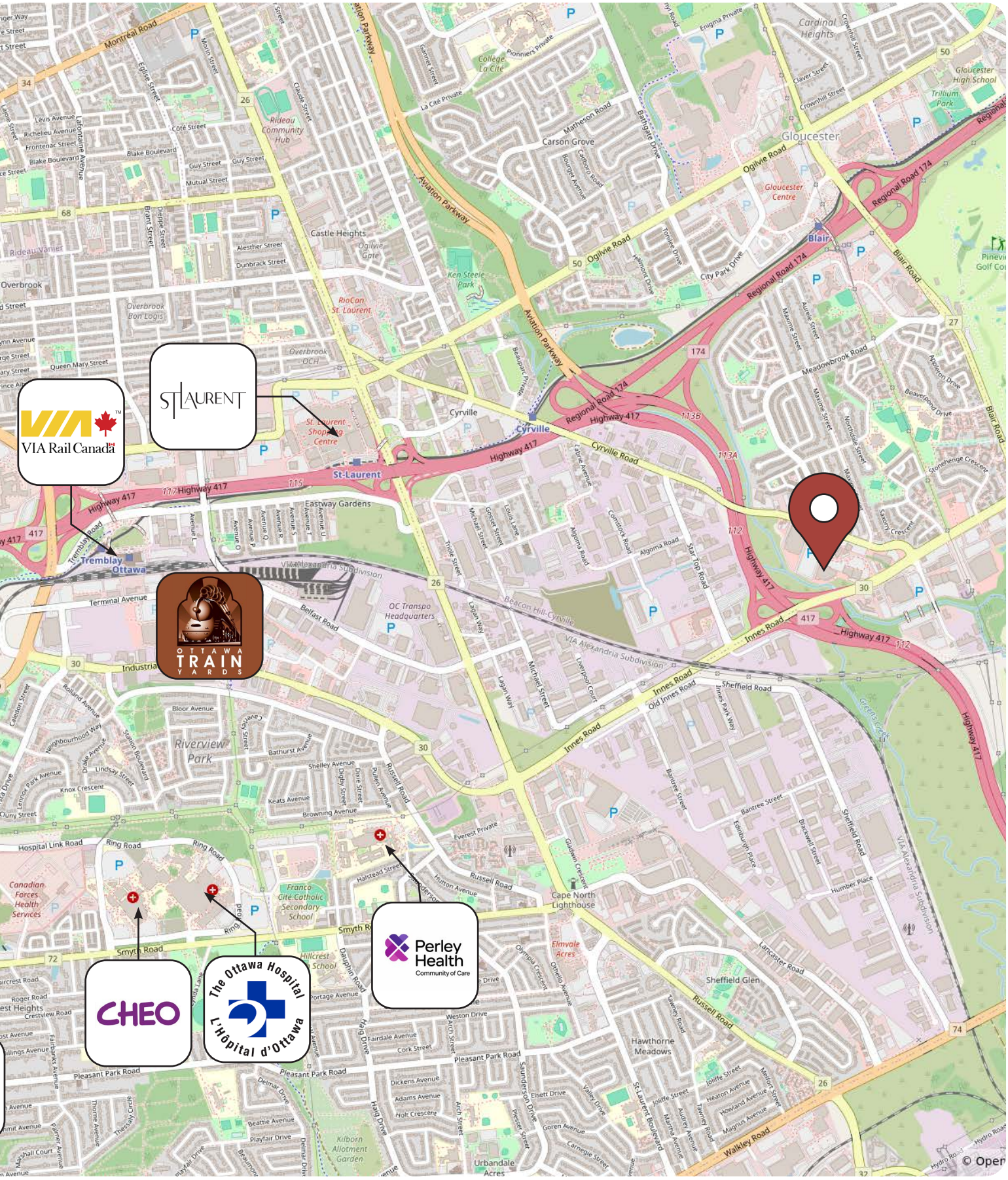

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Demographic Data

The 5 km trade area surrounding Innes Crossing Shopping Centre serves one of Ottawa's largest and fastest-growing suburban populations, providing retailers with access to a broad and expanding customer base. Continued residential growth, a diverse mix of households, and a predominantly working-age population support consistent consumer spending and sustained demand for a wide range of retail, service, and dining uses.

The area is characterized by a well-educated workforce with a high concentration of university graduates, alongside strong representation in business, healthcare, government, and professional occupations. This established and affluent trade area offers retailers access to an educated consumer base with stable incomes, creating an attractive environment for both everyday convenience retailers and destination-oriented businesses.

Labor Force Participation

59%

within a 5 km radus, a highly active working demographic with most employed in government, social sciences, education, business & finance, and sales & services.

Household Characteristics

One or two-person households dominate making up 66%, with household growth expected to reach

25.8% BY 2033

Over 14,166 new households are expected by 2033 - sustained demand that supports long term leasing stability.

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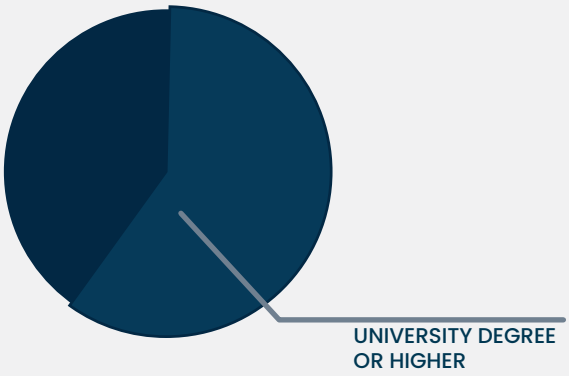
Educational Attainment

Over 150,000 residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 28% earning under $40,000, the range of average household incomes is:

$97K
TO $94,284K

Population Growth

The population within a 5 km radius is projected to reach 154,356 by 2033.

21.51%
GROWTH
BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 79% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

41

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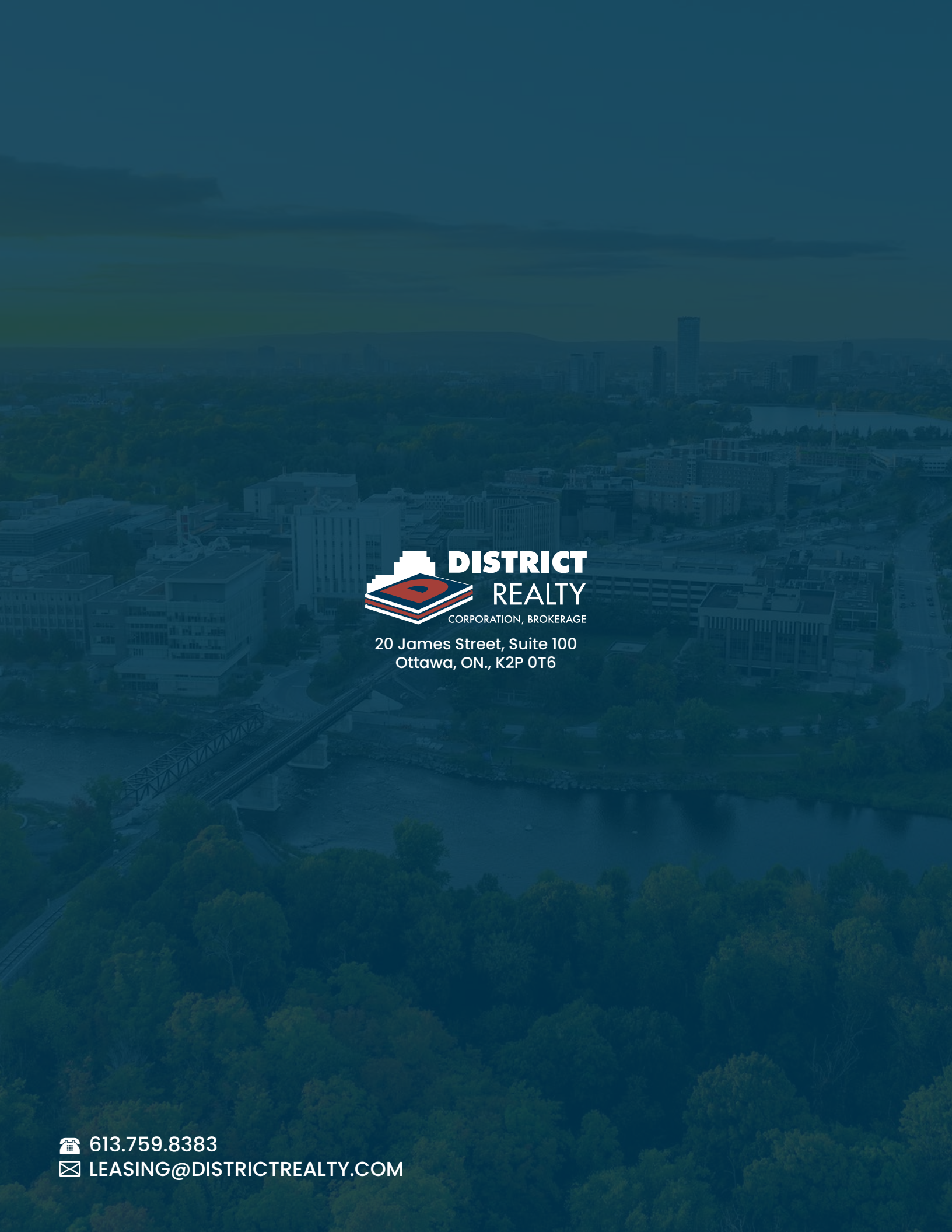

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