

# FOR LEASE

873 FAIRWAY ROAD N. UNIT B3/105  
KITCHENER, ON.



**LESTER TOBIN**

Sales Representative

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**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

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## OFFERING SUMMARY

AVAILABLE SPACE: 2,097 SQ. FT.

BASE LEASE RATE: \$38.00/SF/YR

ADDITIONAL RENT: \$14.00/SQ. FT.

OCCUPANCY: EARLY FALL (ESTIMATED)

PERMITTED USES: PHYSIOTHERAPY, CHIROPRACTIC, MASSAGE, AND NUTRITION-RELATED SERVICES ONLY.

## NEW RETAIL PLAZA - PRIME END-CAP UNIT WITH EXCEPTIONAL VISIBILITY

Presenting an exceptional opportunity to lease a premium end unit in a brand-new retail development. This highly visible corner space is positioned directly across from Chicopee Hills Public School and is easily accessible GRT, ensuring strong daily foot and vehicle traffic.

Conveniently located just minutes from Highway 8, Highway 401, and the Region of Waterloo International Airport, the site offers outstanding accessibility for both customers and staff.

Tenants will benefit from ample on-site parking and strong co-tenancy.

This is an ideal location for wellness and healthcare-focused operators seeking to establish or expand their presence in a growing, high-demand area.

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## LOCATION HIGHLIGHTS

STRATEGIC CORNER LOCATION AT  
FAIRWAY ROAD N. & LACKNER BLVD

HIGH-VISIBILITY FRONTAGE

- Perfect for branding and signage exposure

DIRECTLY ACROSS FROM CHICOPEE HILLS  
PUBLIC SCHOOL

- Strong daily foot and vehicle traffic

RAPIDLY GROWING AREA

- High demand for retail and service businesses

CLOSE PROXIMITY TO MAJOR HIGHWAYS

- Just minutes to Highway 8 and Highway 401

EXCELLENT TRANSIT CONNECTIVITY

- via Grand River Transit (GRT)

SHORT DRIVE TO WATERLOO REGIONAL  
AIRPORT

- Ideal for business accessibility

ESTABLISHED RESIDENTIAL  
NEIGHBORHOOD

- Over 20,000 residents within a 5 km radius
- High-Density Neighborhood
- Strong daytime population and school traffic
- Surrounded by Residential Growth
- Consistent demand from nearby households
- Prime Community Location
- Daily exposure to a well-populated trade area

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