



Retail Plaza **FOR SALE**

2194 Robertson Road,
Bells Corners



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District Realty
Corporation Brokerage
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2194 Robertson Road,
Ottawa

Unpriced

Please inquire.



Salient Facts – Property

Site Area: 162,588.71 sf | 3.733 acres

Parking Spaces: 250+

Zoning: MS2 – Mainstreet Zone 2

Year Built: 1988

Gross Building Area: 43,151 SF sf

Fully-Accessible

Percent Leased: 89.7%

of Vacant Units: 1

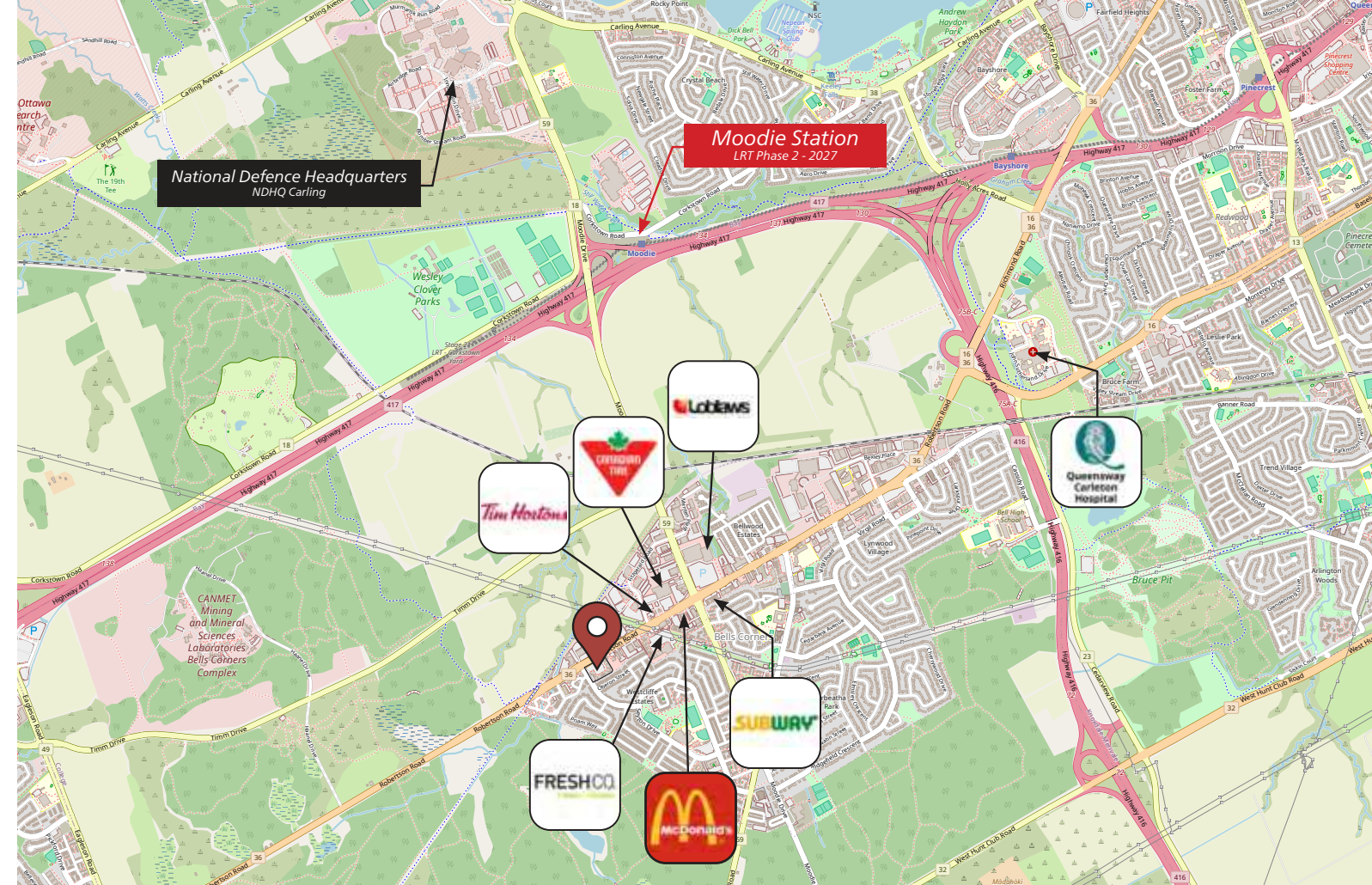
Vacant SF: 4,454 sf

- **Established retail asset** in Ottawa’s west end
- **Stable and diversified** mix of retail, medical, food service, and personal care tenants
- **Strong in place cash flow** with long-term income growth potential

Highlights

Village Mews Plaza is a 43,151 sf neighbourhood retail asset offering stable in place income supported by a diversified mix of service oriented tenants. The property is anchored by a strong roster of national, medical, food service, and personal care users, including Enterprise Rent A Car and Pinecrest Queensway Community Health Centre, creating a resilient tenancy profile driven by essential daily needs uses. The plaza benefits from a predominantly net lease structure, providing investors with reliable cash flow and limited exposure to operating expense volatility.

The asset is configured in a highly functional strip retail format with strong frontage, efficient unit layouts, and established tenant improvements that support long term occupancy and operational durability. Several units feature specialized infrastructure, including commercial kitchen buildouts and healthcare related improvements, reinforcing tenant retention and reducing future capital requirements. Supported by contractual rent growth and stable recoverable income, Village Mews Plaza presents a compelling opportunity to acquire a proven retail investment with durable cash flow and long term value preservation.



Location Overview

Situated along Robertson Road, Village Mews Plaza enjoys exceptional visibility and accessibility within Ottawa’s west end. As the primary corridor through Bells Corners, Robertson Road connects Kanata with established West Ottawa communities, supporting strong traffic flow and consumer exposure. The plaza’s prominent street frontage and signage position it as a well recognized destination for retailers and service oriented businesses.

Bells Corners is a mature and amenity rich community supported by schools, parks, hotels, employment uses, and a dense residential population that drives consistent retail activity year round. Nearby national retailers including Loblaw's, FreshCo, and Canadian Tire reinforce the area as a key commercial node, while continued federal investment tied to the nearby DND Carling Campus and future Moodie O Train Station is expected to further strengthen long term growth and retail demand throughout Ottawa’s west end.



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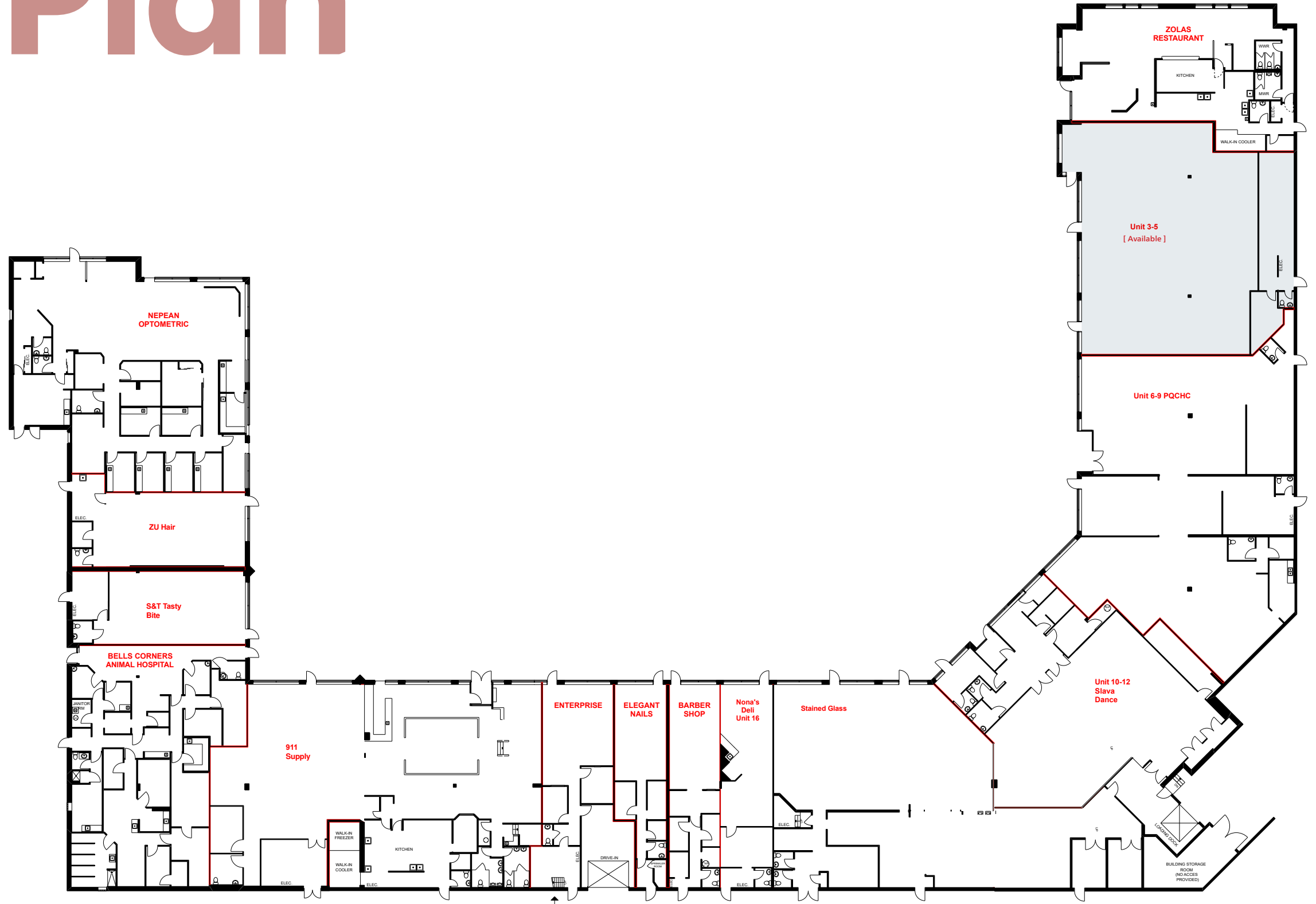
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Floor Plan

89.7% leased and actively tenanted, the property is configured as a well-established neighbourhood retail plaza with a linear strip layout that maximizes frontage and visibility.

The floor plan supports a highly functional mix of service oriented and daily needs tenants including food service, medical, personal care, and specialty retail, driving consistent foot traffic and reinforcing long term tenancy stability. Units feature direct exterior access along a continuous retail corridor, enhancing customer convenience and exposure across the entire strip.

The asset is designed for efficiency and durability, with integrated rear loading and drive-in access to support tenant logistics without impacting the customer-facing façade. Several units are built out with commercial kitchen infrastructure, including walk-in coolers and freezers, while select spaces incorporate mezzanine areas that improve usable density and tenant flexibility. The result is a cohesive, service-driven retail environment offering diversified income and strong in-place occupancy within a proven suburban node.



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REDEVELOPMENT POTENTIAL

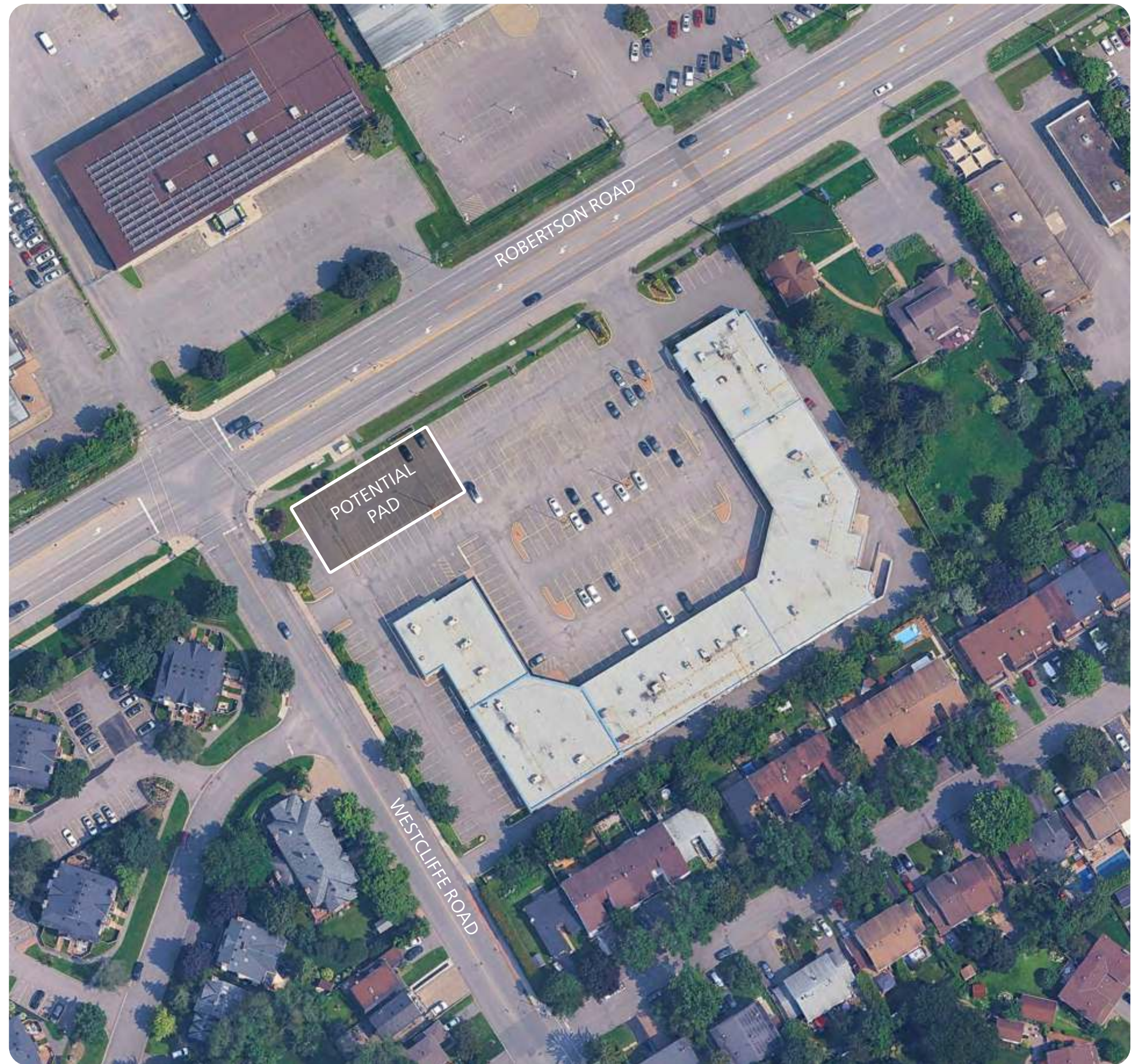
The property also offers future redevelopment potential through an identified excess land area of approximately 855 square metres.

Zoned MS2, the site permits a broad range of mixed use commercial and residential uses, presenting investors with the opportunity to explore additional density, multi residential development, or complementary commercial expansion within a growing west end trade area.

Pad Site

855 m²
9,206 sf

(APPROX.)



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Tenant Profiles



Enterprise Rent-A-Car

Enterprise Rent-A-Car is a global leader in the vehicle rental industry, recognized for its broad customer appeal and service flexibility. Its clientele ranges from corporate and government professionals requiring short-term fleet solutions to individual renters seeking temporary or leisure transportation. Enterprise's customer base values convenience, reliability, and affordability, with many drawn by its reputation for exceptional customer service and a seamless rental experience.



Stained Glass Stuff

Stained Glass Stuff is a specialty retailer, creative hub, and educational centre focused on the art and craft of glasswork. Their customer base includes artists, designers, stained-glass hobbyists, architectural restoration specialists, and craft schools, all seeking high-quality materials, tools, and custom glass products. Many orders are shipped across North America, so clientele include both local walk-ins and long-distance online buyers.



911 Supply

911 Supply specializes in the distribution of safety, emergency, and industrial equipment, catering to a professional and mission-critical clientele. Their customers typically include municipal services, first responders, industrial operations, and public safety agencies, as well as commercial organizations. Because 911 Supply's offerings are essential rather than discretionary, its customer relationships tend to be long-term and contract-based, fostering steady demand and a strong base of repeat business.



SlavaTalent Ballroom Dance Studio

SlavaTalent caters to a passionate blend of social dancers, hobbyists, and competitive enthusiasts — individuals and couples seeking to master ballroom, Latin, and social dance styles. Its clientele spans across age groups, from curious first-time learners to seasoned dancers sharpening technique for competitions. The studio's model includes group classes, private lessons, practice parties, and wedding packages, making it accessible to both casual and serious dancers.



Nepean Optometric & Eyewear Boutique

Nepean Optometric is a full-service eye care clinic offering comprehensive vision and ocular health services to the Ottawa community. Established in 1980, it provides eye exams, contact lens fittings, myopia control, dry eye therapy, and ocular disease management using advanced diagnostic technology and a patient-focused approach. Alongside medical care, the clinic offers a curated selection of eyewear and contact lenses.



Zolas Restaurant

Zolas is a locally owned Italian restaurant and pasta shop celebrated for its authentic, handcrafted cuisine and warm, welcoming atmosphere. It offers fresh, made-in-house pasta, wood-fired pizzas, and classic regional dishes crafted from quality ingredients and traditional recipes. Beyond dining, Zolas operates a retail pasta shop and catering service, providing sauces, frozen entrées, and meal kits citywide. Its consistency, hospitality, and culinary craftsmanship have made it a trusted neighbourhood landmark and a strong anchor for the surrounding retail community.



Jay's Barbershop

Jay's Barbershop caters to a wide cross-section of the local population who value personal grooming, style, and regular maintenance. Its services include classic cuts, modern styles, beard trims, and grooming. They offer efficient walk-in or appointment service, and maintain a comfortable, friendly environment.



Zu Hair Designs

Zu Hair Designs is a full-service hair salon located at 2194 Robertson Road in Nepean. They offer a complete suite of salon services — cuts, styling, colouring, and hair care treatments — using advanced techniques to meet individual client preferences. The salon emphasizes personalized attention, professional staff, and a relaxing environment, positioning itself as a trusted local destination for hair and beauty services.

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AREA MAP

Situated along Robertson Road, Village Mews Plaza benefits from exceptional visibility and accessibility in Ottawa's west end, connecting Kanata with established West Ottawa communities and supporting steady traffic flow. Strong street frontage and signage position the plaza as a prominent destination for retailers and service uses. The property is also strategically positioned near the **Department of National Defence Carling Campus** and the **future Moodie O Train Station**, placing it within one of Ottawa's most significant long term employment and infrastructure growth corridors.

Bells Corners is a mature, amenity rich community supported by over 92,000 residents within 5 kilometres and anchored by major national retailers including Loblaws, FreshCo, and Canadian Tire. Continued federal investment in nearby defence infrastructure is expected to further strengthen long term retail demand across Ottawa's west end.

Prime Arterial Exposure

Located along Robertson Road, a key west end corridor connecting Kanata and West Ottawa, providing strong visibility and consistent vehicular traffic.

Established Retail Node

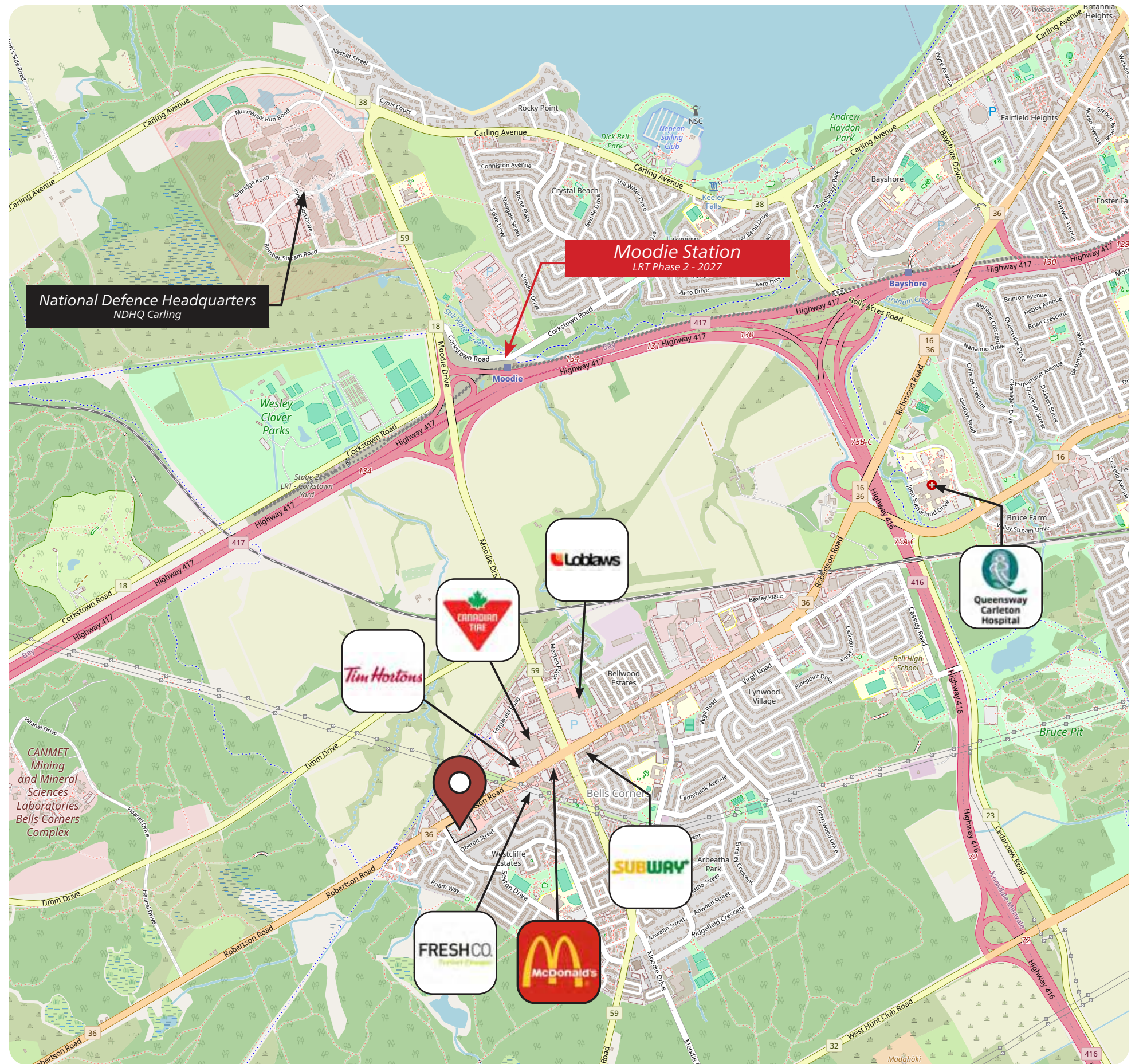
Positioned near major national anchors including Loblaws, FreshCo, and Canadian Tire, driving steady consumer draw to the immediate area.

Strong Residential and Employment Base

Supported by over 92,000 residents within a 5 kilometre radius and proximity to the growing DND Carling Campus, driving consistent demand for retail and service uses.

Stable, Connected, Amenity Rich Community

Situated in Bells Corners, a mature neighbourhood supported by schools, parks, employment, hotels, and proximity to the future Moodie O Train Station, enhancing long term accessibility and growth potential.



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Demographic Data

The 5 kilometre trade area surrounding Village Mews Plaza is anchored by a large and established residential population that continues to experience steady long term growth. The demographic profile reflects a mature and economically stable community supported by a broad mix of families, professionals, and long term residents, creating reliable year round demand for retail and service oriented uses. Strong labour force participation and a highly educated population further reinforce the area's purchasing power and long term economic stability.

The surrounding consumer base is well aligned with neighbourhood retail tenancy, supported by stable household incomes, a balanced age distribution, and a strong concentration of daily needs spending. Continued residential growth throughout Ottawa's west end is expected to further strengthen the area's retail fundamentals, supporting long term tenant performance and sustained consumer traffic within the trade area.

Labor Force Participation

66%

within a 5 km radius, reflecting a strong employment base and steady consumer spending power. Most are employed in sales & services, business, finance, and administration.

Household Characteristics

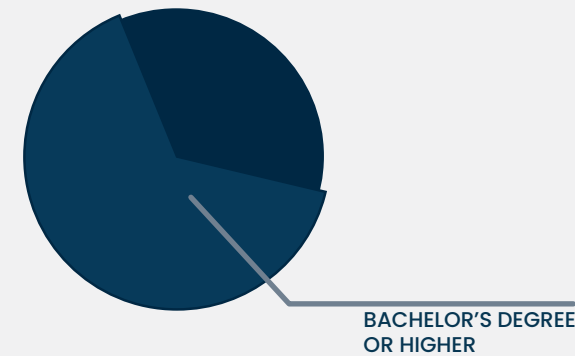
The average household size is 2.7 persons, reflecting a balanced mix of families, couples, and single residents. Two-person households make up the largest share with household growth expected to grow

30% BY 2033



Educational Attainment

64.9% residents hold a Bachelor's Degree or higher within a 5 km radius.



Income Levels

Within a 5 km radius, households demonstrate solid financial strength. The largest share of residents – nearly half – earn between:

\$91K TO \$120,821K

This affluent customer base underpins a robust retail environment – a reliable foundation for long-term tenant success and sustained investment value.

Population Growth

The population within a 5 km radius is projected to reach 115,576 by 2033.

25% GROWTH BY 2033

Age Distribution

The neighbourhood has a balanced demographic mix of young professionals, established families, and mature residents – and ideal profile for sustaining retail and service-oriented tenants.

MEDIAN AGE IS

40

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