



Prime retail and office space available

- 128,000 sf grocery anchored shopping centre
- Major interior and exterior renovations complete
- Strong anchor tenants
- Excellent central location

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Units range from
754 sf - 3,084 sf



Pylon, building and unit
signage



Access to GRT & LRT



Property details

- Strong anchor Tenants including Valu-Mart and AFC Bowling, along with other national retailers Tim Hortons, Dollarama, CIBC, Subway and many others
- Excellent traffic flow at busy corner intersection
- Located in well known mature neighbourhood and centrally located directly off Highway #7 / #85 and proximity to downtown Kitchener
- Directly on GRT bus routes and one kilometre to the closest LRT stop
- Average annual daily traffic count of 22,180 vehicles



Zoning
C-3



Signage
Pylon, building & unit



Parking
Abundant outside surface



Additional rent
\$12.50 psf



Retail & office for lease

385 Frederick Street, Kitchener



Office configurations for lease

Unit #200	Size	Net rent
Option 1	2,000 sf	\$14 psf
Option 2	3,500 sf	\$14 psf
Option 3	5,808 sf	\$13 psf

Retail units for lease

Unit	Size	Net rent
Unit #20A	3,084 sf	\$12 psf
Unit #25	754 sf	\$25 psf
Unit #19A	932 sf	\$25 psf

Office rates include \$75 psf in Tenant Inducement Allowance on a 10 year lease term



North corner of parking lot

Demographics

POPULATION

31,539 (2km) / 179,813 (5km)

DAYTIME POPULATION

41,511 (2km) / 180,848 (5km)

AVERAGE HOUSEHOLD INCOME

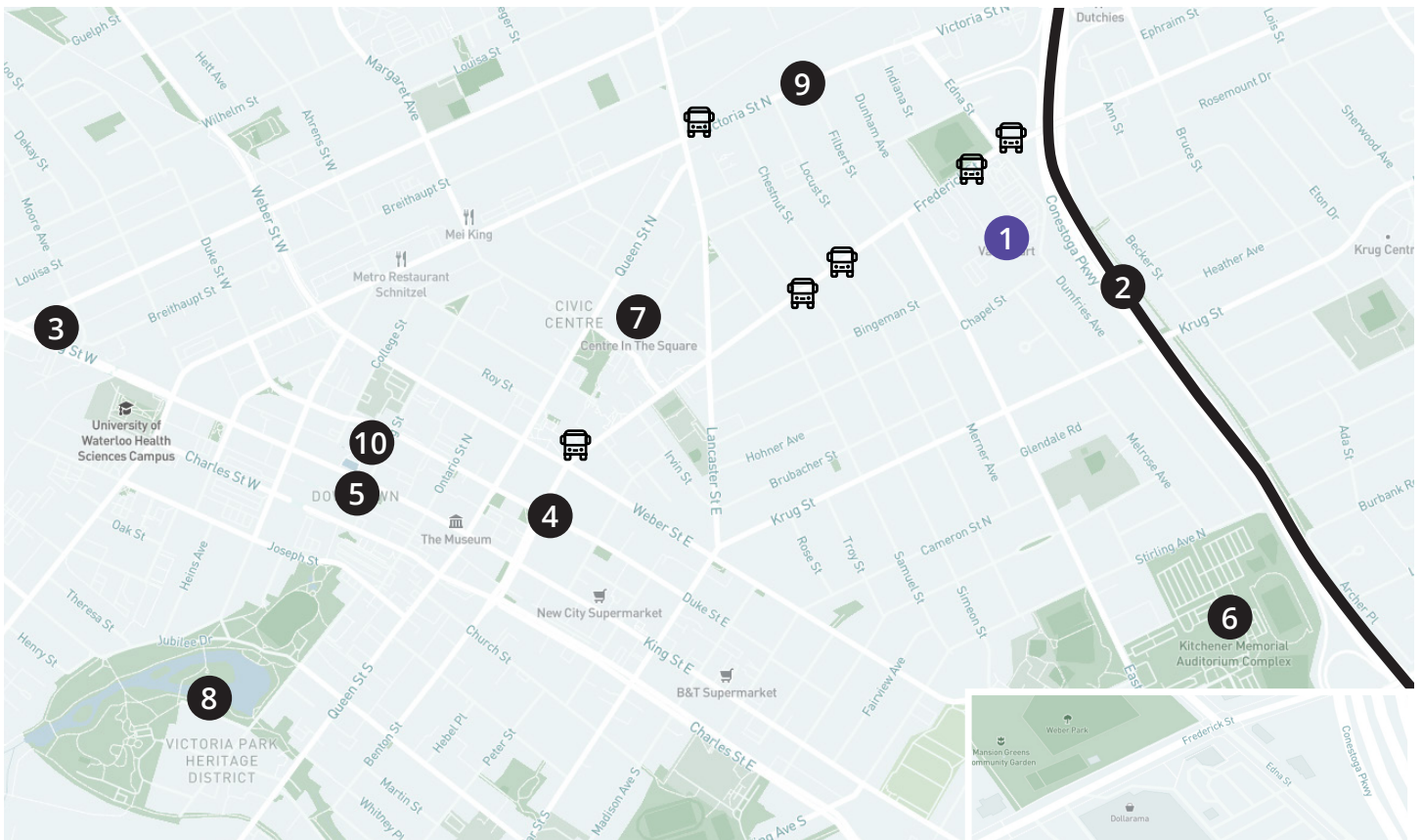
\$76,166 (2km) / \$83,314 (5km)

MEDIAN AGE

39.8 (2km) / 38.4 (5km)

Legend

- 1 Subject property
- 2 Highway 7
- 3 Google
- 4 Conestoga College
- 5 Downtown Kitchener
- 6 Kitchener Memorial Auditorium
- 7 Centre in the Square
- 8 Victoria Park
- 9 Victoria Street N
- 10 LRT stop



Get more information

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