

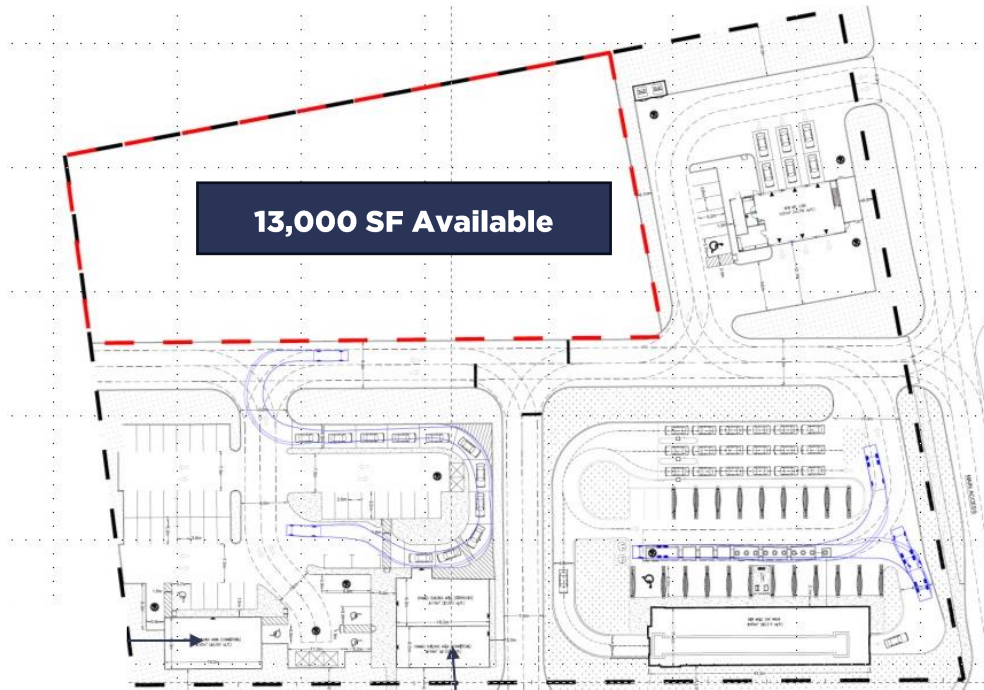
Stittsville Retail Opportunity

6111 HAZELDEAN ROAD, OTTAWA, ONTARIO, K2S 1B9



QUBE PROPERTIES LTD. BROKERAGE | 255 MICHAEL COPWLAND DRIVE | OTTAWA, ON

The images herein , provided by the developer to Qube Properties Ltd., Brokerage, are for illustrative purposes only and may change without notice. Actual build may vary.



Stittsville's Newest Modern Retail Development Coming Soon

- Join Mr. Lube, Halo Car Wash and Starbucks in the brand-new retail development located in Stittsville, Ottawa.
- High profile opportunity with exposure and frontage along Hazeldean Road.
- Located within minutes of Highway 417 and Highway 7, close to Kanata and directly abutting the retail centre- Jackson Trails.
- Ideally situated in the largest community, west of Kanata. Hazeldean road offers potential tenants an excellent opportunity to situate themselves in a fast-expanding community.
- Expected Occupancy of Q1 2026. 13,000 SF available.
- Building Signage Available

\$38.00
Base Rent (PSF)

\$17.50
Add. Rent (est. 2024)

62,247 POPULATION*	\$142,865 AVG HOUSEHOLD INCOME*	39 MEDIAN AGE*
52,679 DAYTIME POPULATION	21,739 HOUSEHOLDS*	2.8% POPULATION GROWTH EXPECTED -2028*

* Within 5km of 6111 Hazeldean Road

6111 Hazeldean Road | Aerial View



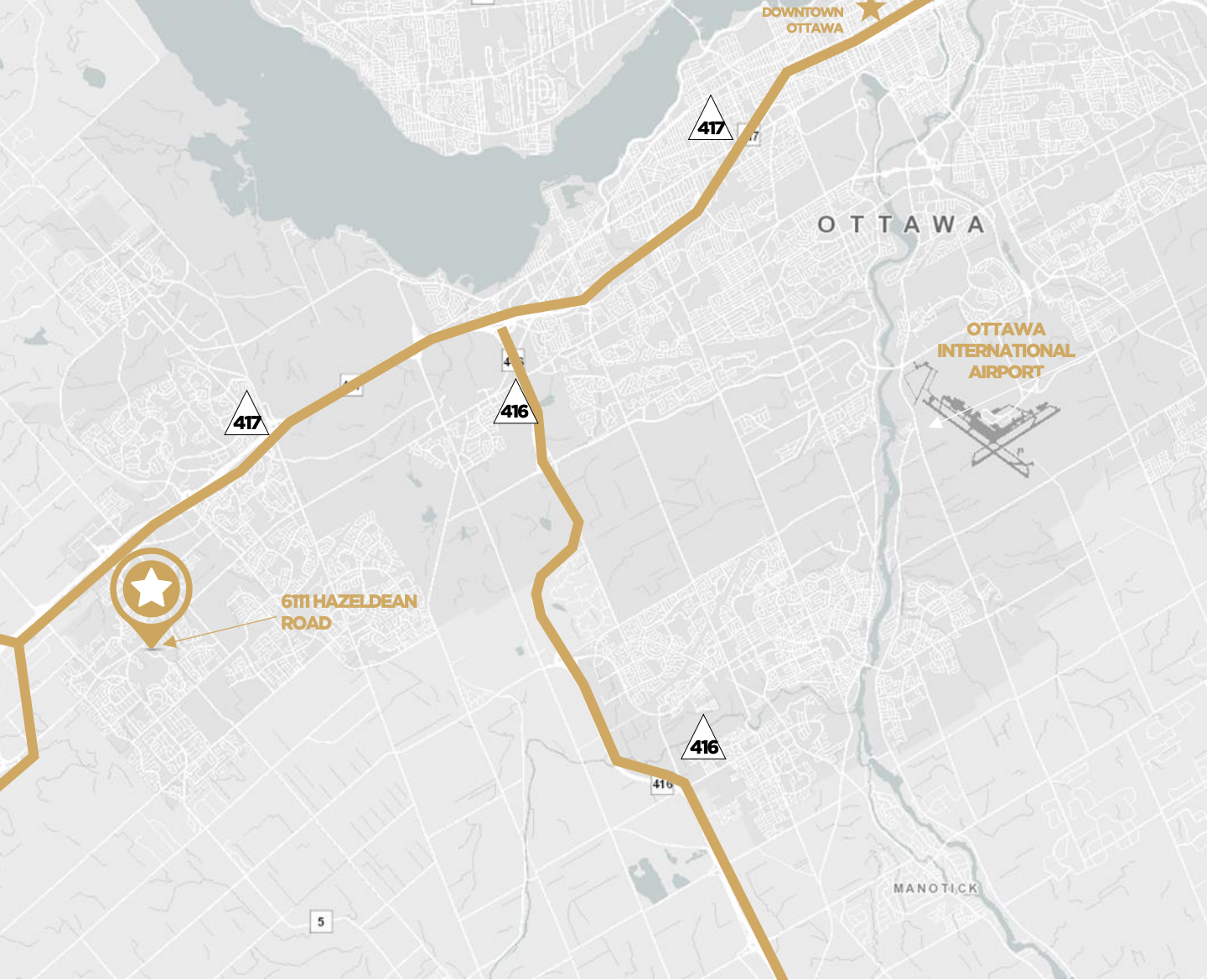
Permitted Zoning Uses (Arterial Mainstreet-9):

- animal care establishment
- automobile dealership
- bank
- broadcasting studio
- catering establishment
- cinema
- community centre
- convenience store
- day care
- drive-through facility
- medical facility
- municipal service centre
- place of worship
- recreational and athletic facility
- residential care facility
- restaurant
- retail store
- sports arena
- theatre
- training center



QUINTIN COLAIACOVO
BROKER OF RECORD
(613) 371 1140
quintin@qubeproperties.com

QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5



For more information contact:

QUINTIN COLAIACOVO

BROKER OF RECORD

(613) 371 1140

quintin@qubeproperties.com

QUBE PROPERTIES LTD. | REAL ESTATE BROKERAGE | 255 MICHAEL COWPLAND DRIVE OTTAWA ON K2M 0M5

www.qubeproperties.com

QUBE
PROPERTIES

This disclaimer shall apply to Qube Properties Ltd, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("Qube"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Qube, and Qube does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Qube does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information.