



Colliers

1081 Cole Harbour Road | Dartmouth, NS

# Retail space **for lease** on busy Cole Harbour Road

Ideally located in the heart of Cole Harbour, the property offers excellent visibility and accessibility on Cole Harbour Road, the main connector for Cole Harbour and Portland Street.

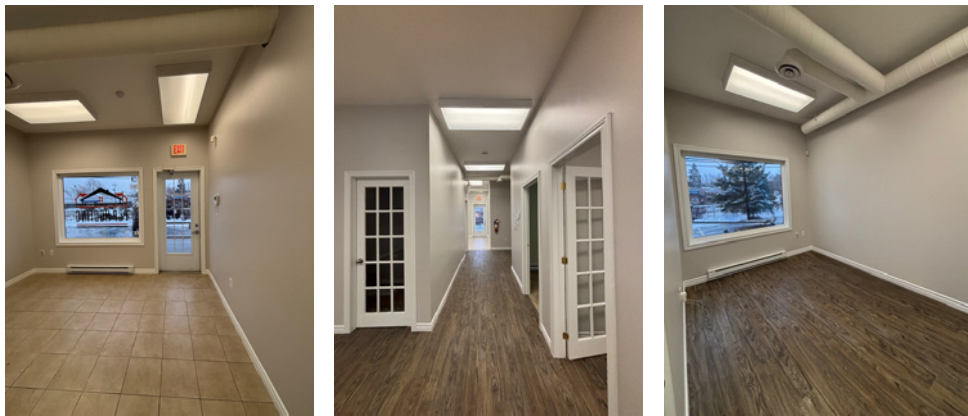
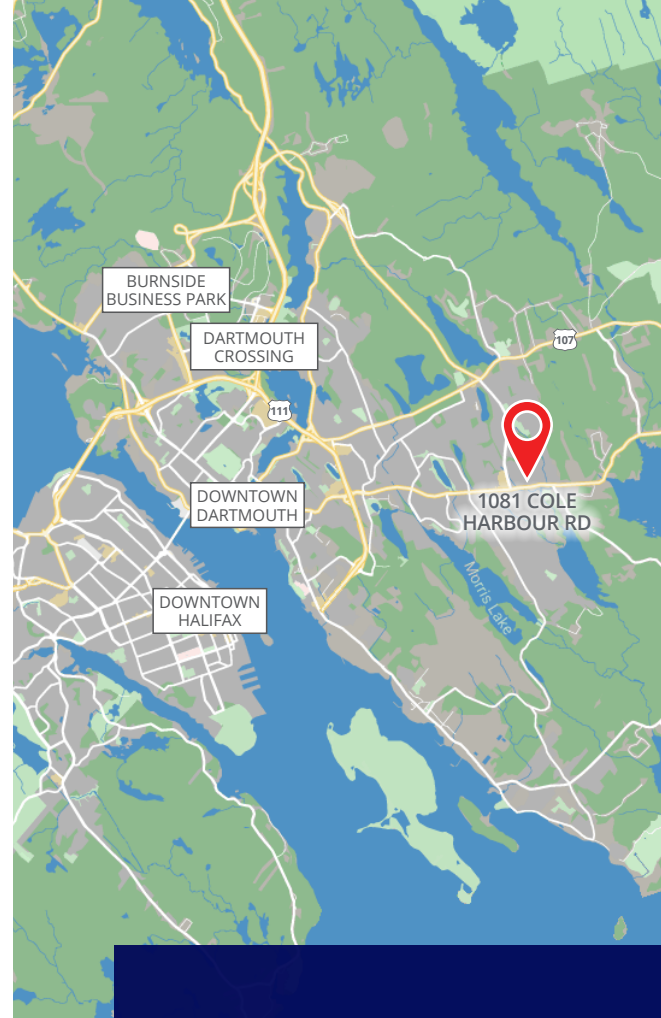
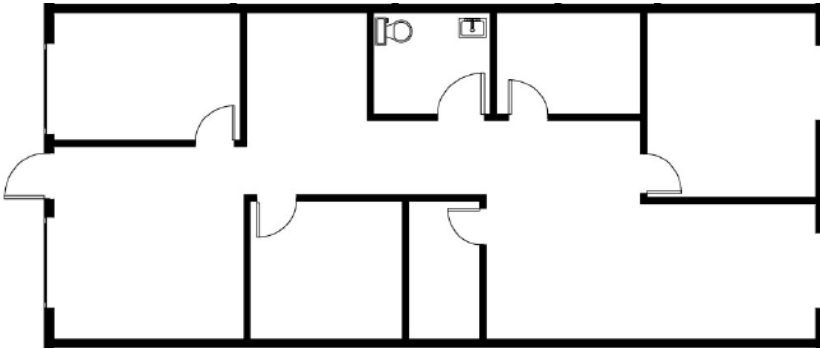
The property boasts high vehicular traffic; direct transit and pedestrian accessibility, plentiful amenities, and is a quick walk to banks, Sobeys, Shoppers Drug Mart, and NSLC.

**Linda Harrie**

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# Property Overview

- Unit 4 - 1,117 SF ground level retail/commercial space
- Current layout includes private offices, reception/showroom, open work area, storage room, washroom
- On-site paved parking - 4 dedicated stalls
- Well constructed and maintained building
- Excellent visibility on Cole Harbour Road
- Directly accessible from public transit routes
- Available immediately
- Net Rent \$21.00 PSF, Additional Rent \$13.00 (2025 est.)



## Contact us:

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## Area & Demographics (10 km Radius)



Current (2025)  
Population

**209,210**



Projected (2035)  
Population

**241,270 (+2.9%)**



Avg Household  
Income

**\$108,060**



Average  
Age

**40.5**

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