

Kanata Retail Development

GROCERY ANCHORED LEASING OPPORTUNITY

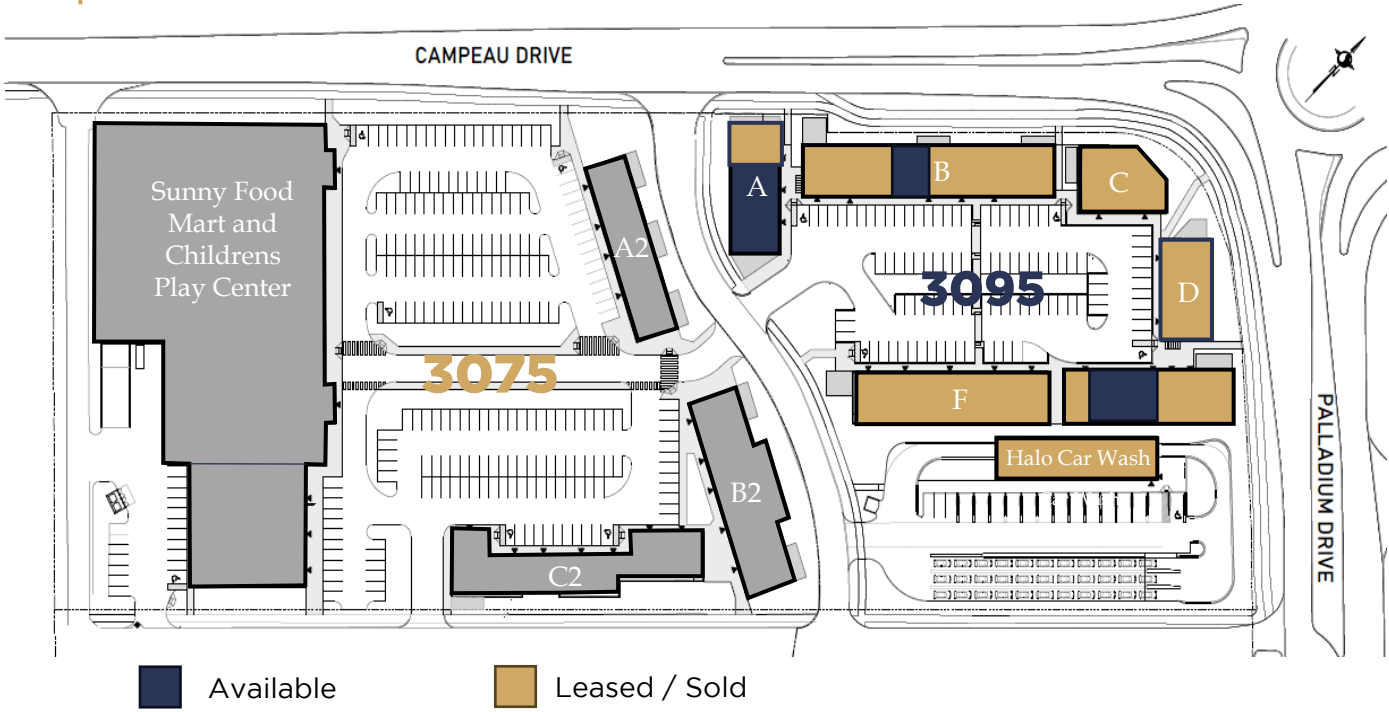
3075-3095 Palladium Drive



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

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3075-3095 Palladium Drive | Site Overview



Kanata & Stitsville's newest retail centre coming soon

- This future grocery anchored shopping centre is adjacent to existing Tanger Outlet Mall in Kanata
- Existing uses include Sunny Food Mart, Halo Car Wash, restaurants, retailers and medical.
- Leasing Base Rates starts at \$40.00 PSF
- Additional Rent estimated at \$15.00 PSF (2024)
- Occupancy for Q2 2025

A	1,000-3,826 SF
B	1,365 SF
C	LEASED/SOLD
D	LEASED/SOLD
E	1,000-2,141 SF
F	LEASED/SOLD

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3075-3095 Palladium Drive | Area Overview



- Direct access to Highway 417 and proximity to future LRT stations at Campeau and Palladium Drive.
- The 2021 Federal Census highlights Kanata's population of 137,118 people, a 16% increase over the 2016 census.
- Nearby amenities include Tanger Outlet Mall and the Canadian Tire Centre, as well as several major housing developments.



\$141,890
Household Income



66,990
AADT
Palladium Dr/Hwy417



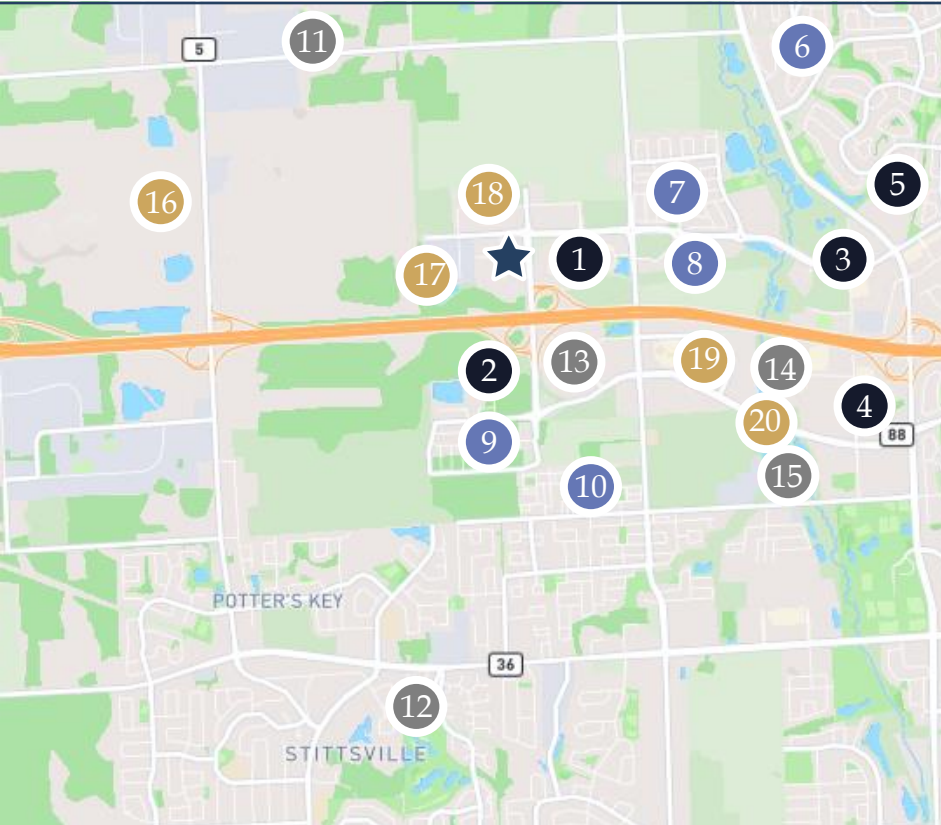
69,557
Daytime Population

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3075-3095 Palladium Drive | Kanata Overview



Retail

- 1. Tanger Outlet Malls
- 2. Palladium Auto Park
- 3. Canadian Tire
- 4. Costco
- 5. Kanata Centrum

Residential

- 6. Richardson Ridge (Uniform)
- 7. Arcadia Phase 1-4 (Minto)
- 8. Arcadia Phase 6 (Minto)
- 9. Connection in Kanata (Mattamy)
- 10. Fairwinds North (Mattamy)

Recreational

- 11. Thunderbird Sports Centre
- 12. Amberwood Village Golf
- 13. Canadian Tire Centre
- 14. Movati
- 15. Bell Sensplex

Employment

- 16. Laurysen Kitchens
- 17. UPS Customer Centre
- 18. Kinaxis
- 19. Ford Motor Company
- 20. Lockheed Martin

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3075-3095 Palladium Drive | Zoning Overview

Permitted Zoning Uses (General Mixed-Use):

- Animal Hospital
- Bank
- Community Centre
- Convenience Store
- Day Care
- Drive-Through Facility
- Instructional Facility
- Library
- Medical Facility
- Municipal Service Centre
- Office
- Personal Brewing Facility
- Personal Service Business
- Place of Assembly
- Recreational and Athletic Facility
- Research and Development Centre
- Residential Care Facility
- Restaurant
- Retail Store
- Service and Repair Shop
- Storefront Industry
- Technology Industry
- Urban Agriculture



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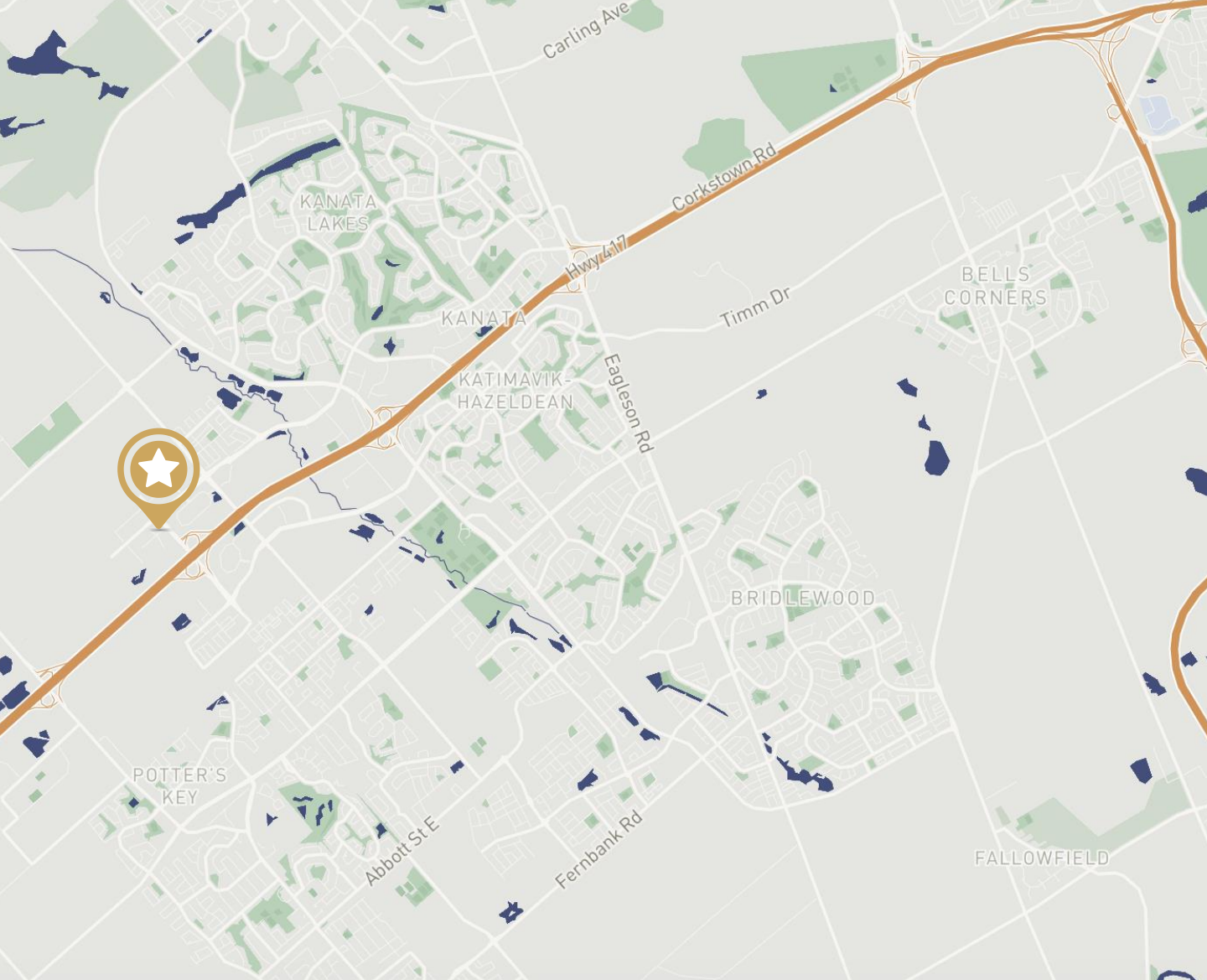
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Parking Lot:



Aerial View Rendering:





For more information contact:

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