



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



Units range from
754 sf - 15,642 sf



Pylon, building and unit
signage



Access to GRT & LRT

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Platinum
member



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

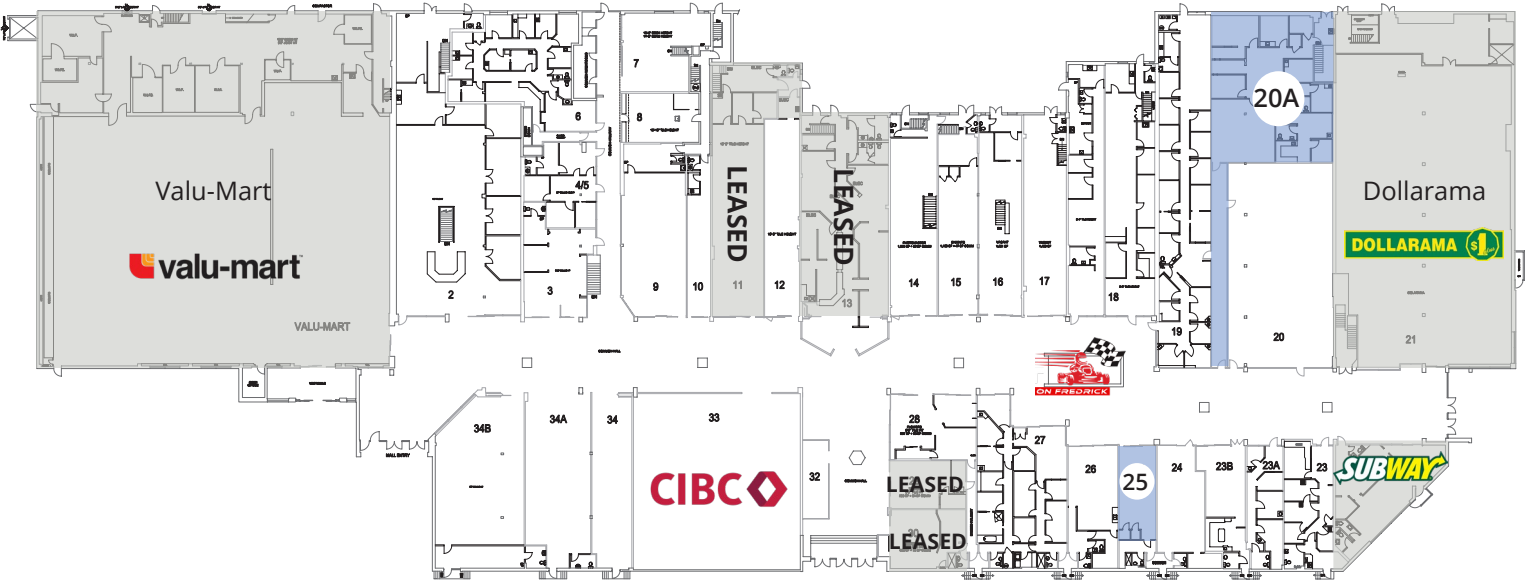


Additional rent
\$12.50 psf



Retail & office for lease

385 Frederick Street, Kitchener



Retail units for lease

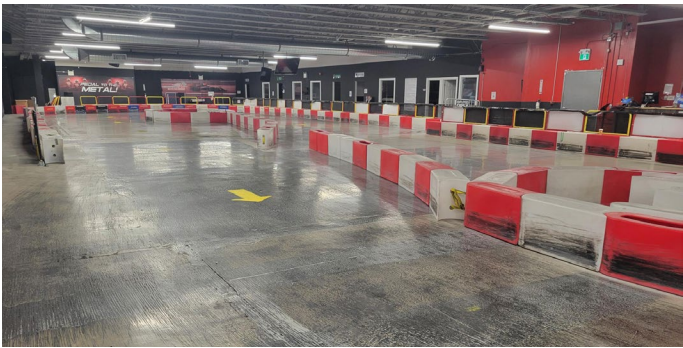
Unit	Size	Net rent
Unit #20A	3,084 sf	\$12 psf
Unit #25	754 sf	\$25 psf
Unit LL	15,642 sf	\$8.00 psf



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

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



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Demographics

POPULATION

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

DAYTIME POPULATION

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

AVERAGE HOUSEHOLD INCOME

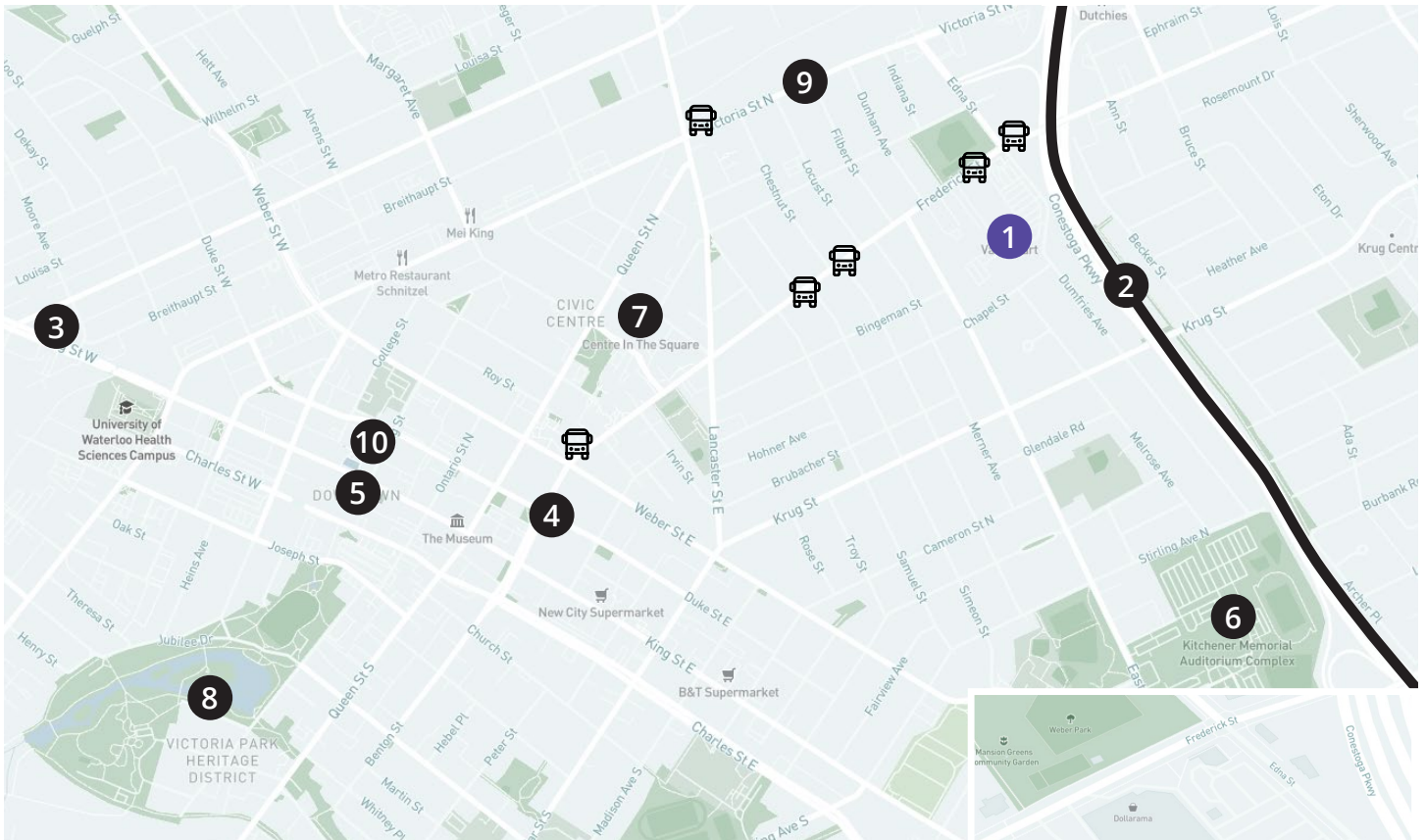
\$76,166 (2km) / **\$83,314** (5km)

MEDIAN AGE

39.8 (2km) / **38.4** (5km)

Legend

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



Get more information

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