

# FOR LEASE | RETAIL SPACE

1280 TRIM ROAD, ORLEANS, ON



## PROPERTY HIGHLIGHTS:

- Multiple leasing opportunities in new retail development near future Trim Road LRT Station and Park & Ride
- Only available drive-thru on the drive home side of the street
- Trade area: 60,000 (5 km) / 150,000 (10 km)
- Join surrounding tenants including Starbucks, Kids Kingdom, Tim Hortons, Mr. Gas and others
- Highly visible location along Trim Road in Orleans with close proximity to Highway 417 and new McDonald's restaurant and Freshco grocery store
- Adjacent to the Taylor Creek Business Park, a car dealership and two industrial production facilities
- Average daily traffic counts of over 29,600 vehicles at Trim Road and St. Joseph Boulevard
- Ample on-site parking
- Refer to rental rates on page 2

EXCLUSIVELY LISTED BY:

**Marcus & Millichap**

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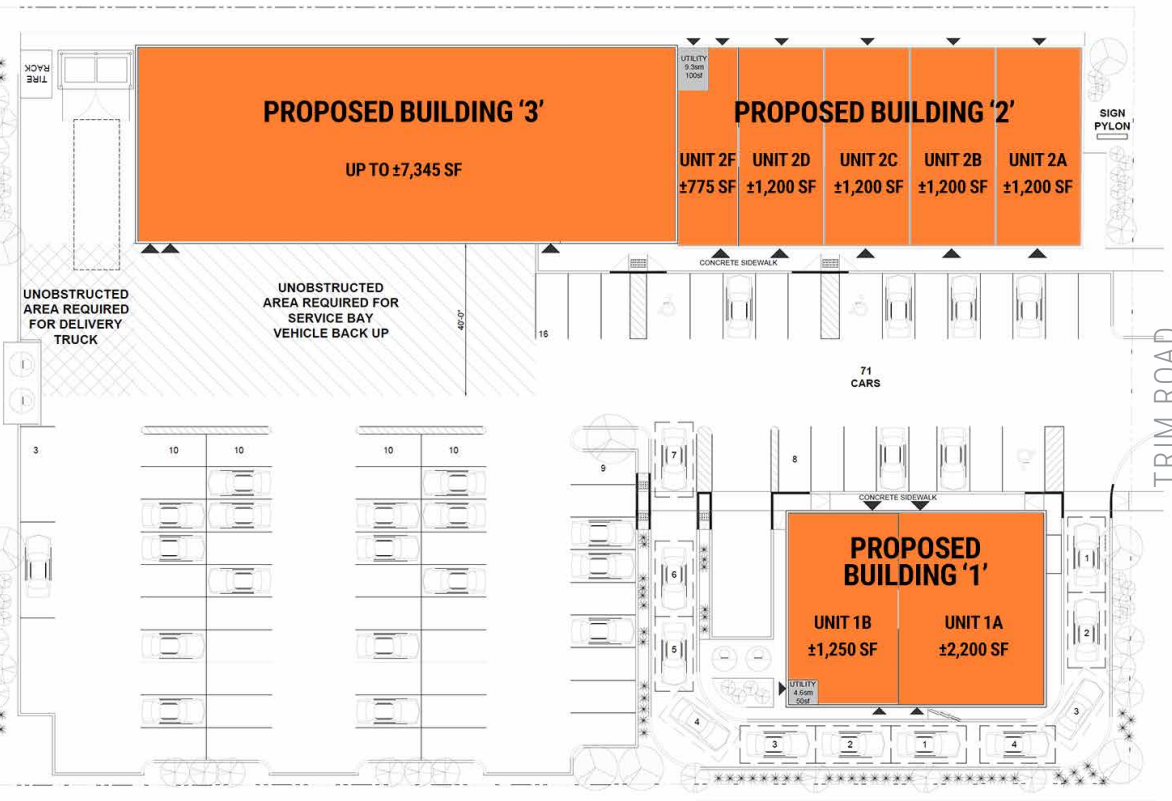
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## SITE PLAN



BLDG	SQUARE FOOTAGE	STARTING RENTAL RATE	ADDITIONAL RENT ESTIMATE	POSSESSION
BLDG 1	Unit 2A: 2,200 SF	With drive-thru: Contact broker for pricing	\$15.00 PSF	March 2025
	Unit 2B: 1,250 SF	\$42 PSF NNN		
BLDG 2	1,200 SF - 3,000 SF	\$39-42 PSF NNN	\$15.00 PSF	March 2025
BLDG 3	Up to 7,345 SF	\$38-40 PSF NNN	\$15.00 PSF	March 2025

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## ELEVATIONS

### BUILDING 1



### BUILDING 2 & 3

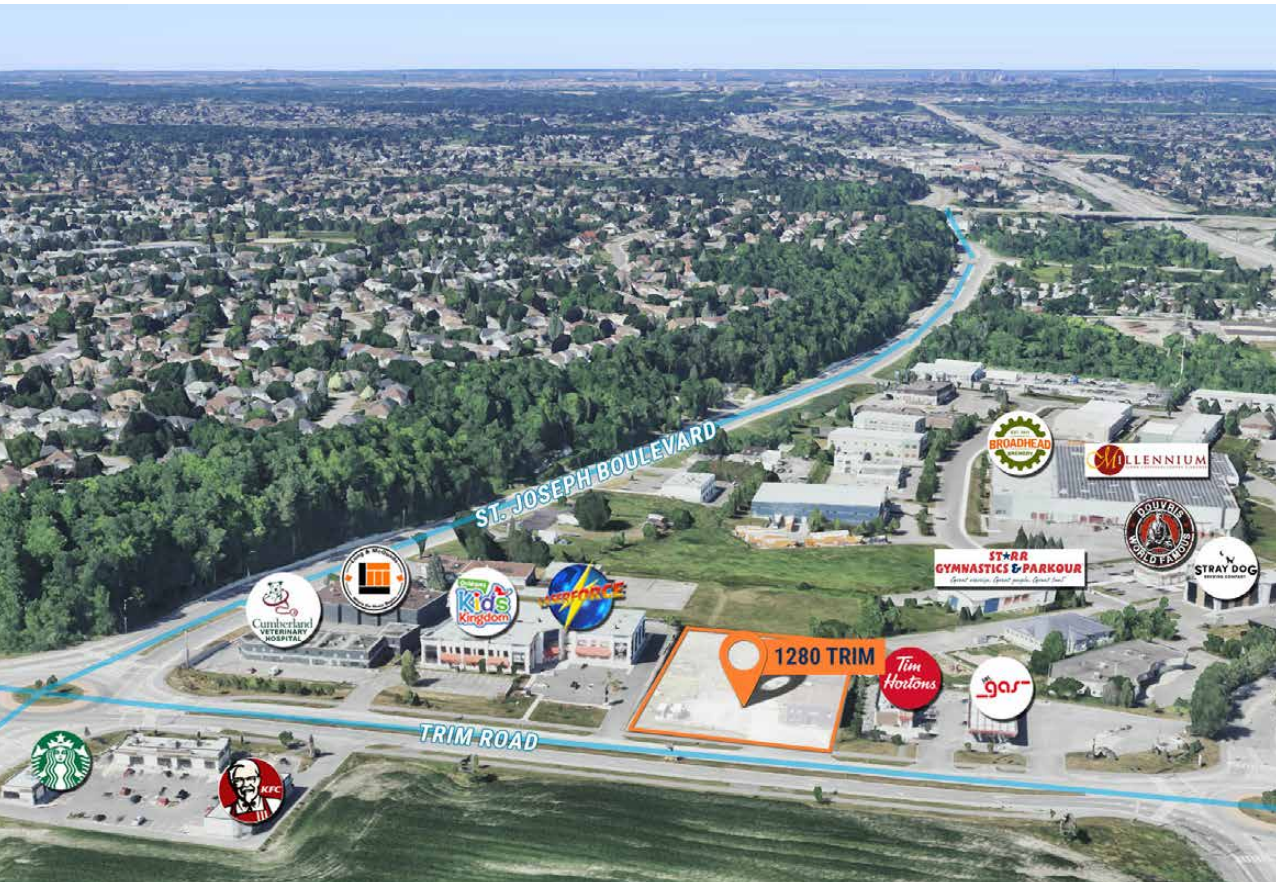




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## AERIAL VIEW OF NEIGHBOURHOOD



## SNAPSHOT OF AREA

Orleans is a suburban community located east of the Ottawa Greenbelt. Approximately 128,000 people reside in Orleans (2016 census) made up primarily of a bilingual, young population with above average incomes. The majority of the Orleans workforce commutes to the City of Ottawa, or Kanata tech parks, for employment and, as a result, the population is highly mobile. Orleans' recent residential and commercial expansion has provided the area with increasingly attractive retail corridors, including a large amount of residential areas being developed along Trim Road and south of Innes Road. Traditionally, retail and commercial centres were predominately located in the northern areas of Orleans along St. Joseph Boulevard. The new housing developments have changed the retail landscape, making Innes Road one of the major retail corridors of the area, and Trim Road a dominant north/south arterial road with significant retail offerings as well.