

FOR LEASE | RETAIL SPACE

1280 TRIM ROAD, ORLEANS, ON

3
UNITS
LEFT

JOIN

KALTIRE

A&W

Osmow's
SHAWARMA



PROPERTY HIGHLIGHTS:

- Multiple leasing opportunities in new retail development near future Trim Road LRT Station and Park & Ride
- Join Kal Tire, A&W and Osmow's Shawarma
- Trade area: 60,000 (5 km) / 150,000 (10 km)
- Surrounding tenants include Starbucks, Kids Kingdom, Tim Hortons, Esso and others
- Highly visible location along Trim Road in Orleans with close proximity to Highway 174 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
- Possession slated for Fall 2025

EXCLUSIVELY LISTED BY:

Marcus & Millichap

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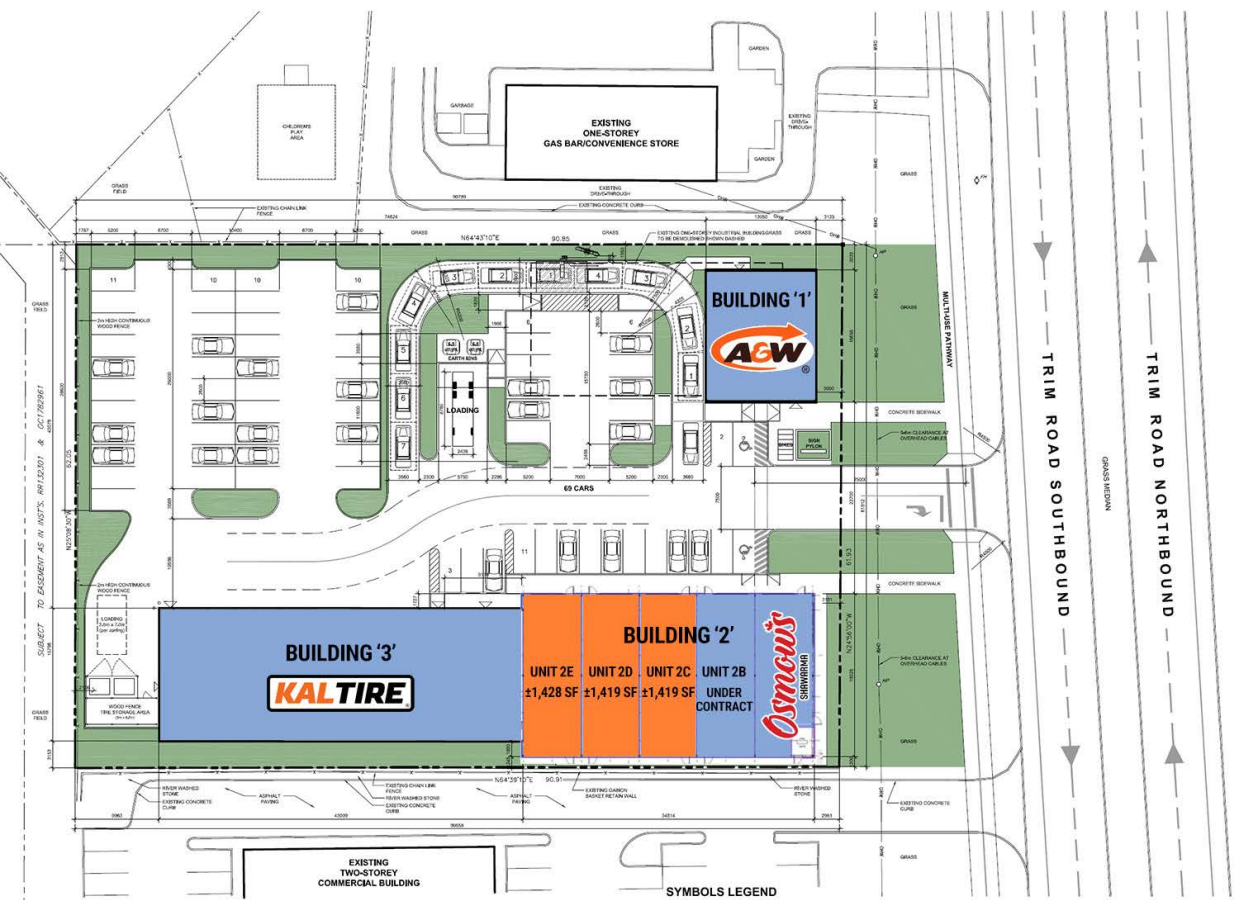
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SITE PLAN



BLDG	SQUARE FOOTAGE	STARTING RENTAL RATE	2025 ADDITIONAL RENT ESTIMATE	POSSESSION
BLDG 1	LEASED TO A&W			
BLDG 2	1,419 SF - 4,266 SF	\$45-47 PSF NNN	\$15.00 PSF	Fall 2025
BLDG 3	LEASED TO KAL TIRE			

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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Orleans is a suburban community located east of the Ottawa Greenbelt. Approximately 149,000 people reside in Orleans, 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.

The primary transportation artery in Orléans is Ottawa Regional Road 174, which connects residents to central Ottawa. Public transit is provided by OC Transpo, with Route 39 serving as the main rapid route between Orléans and Blair Station. The ongoing Stage 2 expansion of the O-Train's Confederation Line will extend light rail service to Trim Road by mid-2025.