

FOR LEASE | BUILD-TO-SUIT OR LAND LEASE

3381 PETAWAWA BOULEVARD, PETAWAWA, ON



PROPERTY HIGHLIGHTS:

- Build-to-suit or land lease offering 3,200 SF to 11,800 SF
- Drive-thru opportunity
- Join Tim Horton's and Shell Gas on highly visible corner along Petawawa's main commuter route
- Zoned: Commercial
- Site offers full access from both Petawawa Boulevard and Mohns Avenue
- Close to CFB Petawawa - the town's largest employer, with over 7,100 military personnel
- Surrounded by existing and new commercial developments
- Contact agent for details

EXCLUSIVELY LISTED BY:

Marcus & Millichap
Real Estate Investment Services Canada Inc., Brokerage

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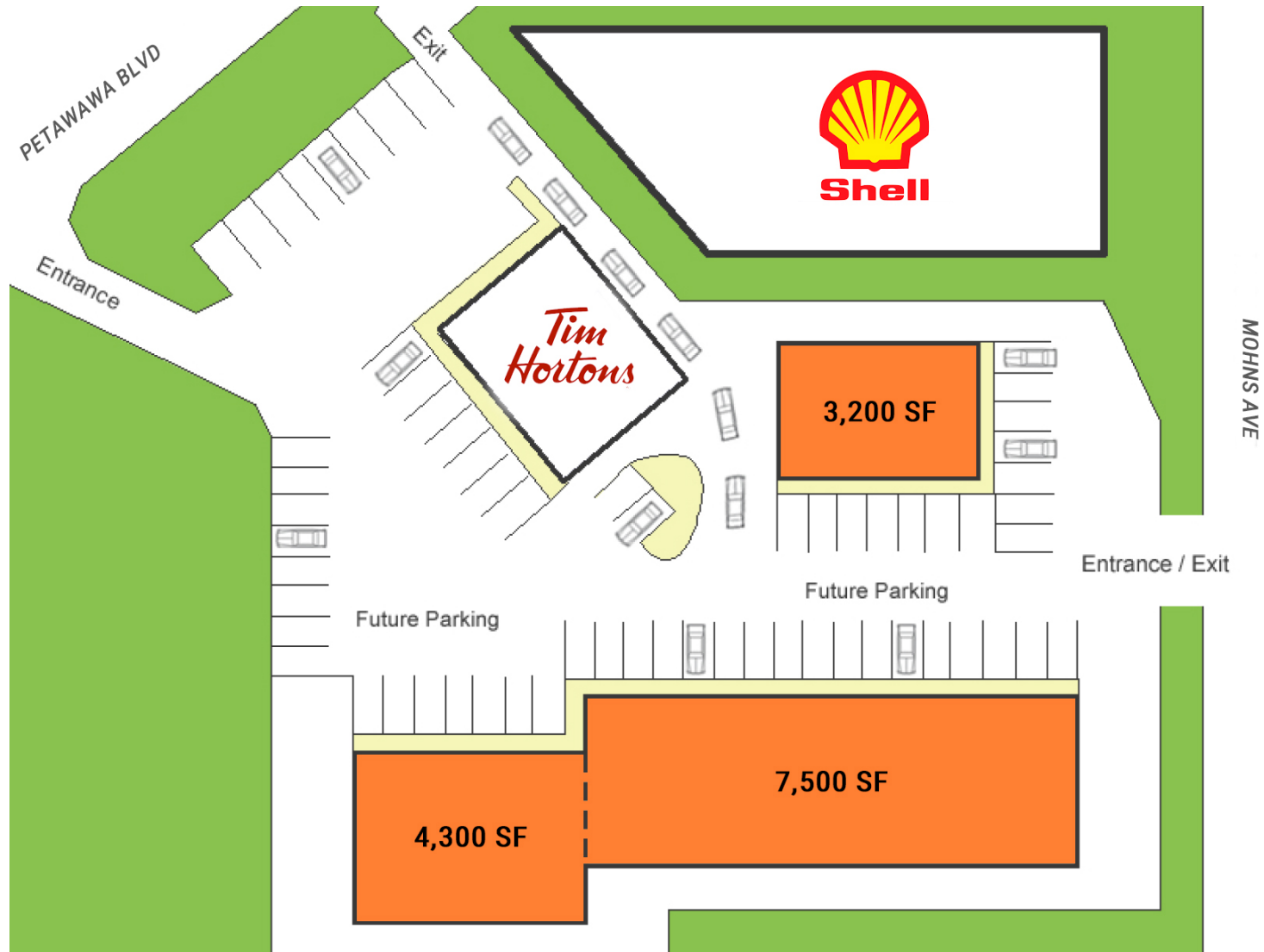
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PROPOSED PLAN



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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

The town of Petawawa, ON, is situated in the Ottawa Valley (1 hour and 45-minute drive from Ottawa) and sits on the west bank of the beautiful Ottawa River, at the confluence of the Petawawa River. With direct access to Highway 17, the town has become a popular destination for outdoor enthusiasts as well as transport and commuters using Highway 17 to connect from major metropolitan areas such as Ottawa and Montreal to northern cities. The 2021 population of Petawawa is 18,660 (up 5% from 2016) and is expected to experience slow growth in the next 5 years. Petawawa is located less than 15 kilometers from Pembroke with residents going between the two communities for work, shopping and to live which provides easy access to another 14,000 people. Petawawa's history is firmly connected with its militarily advantageous location as is its present. Most of Petawawa's residents work for the Canadian Government as civilian employees or as members of the Canadian Forces at CFB Petawawa. The base hosts 5,328 Canadian Forces personnel, 936 civilian employees and 5,653 Canadian Forces dependants. Other major employers include Chalk River Laboratories and Canadian Nuclear Laboratories. Petawawa Boulevard is the town's main arterial road with access from 3 roads to/from Highway 17. It also acts as the connector to the city of Pembroke. With several retail strip centres, hotels and restaurants, Petawawa Blvd. is the main shopping node for both residents as well as those who work in the area.