

FOR LEASE

RETAIL SPACE - PETAWAWA, ON

FOR MORE INFORMATION PLEASE CONTACT SAM KHLON, CFA, BBA, BROKER, RAH REALTY

E: SAMKAHLON13@GMAIL.COM P: 905-565-9200 C: 647-205-7437
480 EGLINTON AVE. WEST UNIT 30 MISSISSAUGA, ON L5R 0G2

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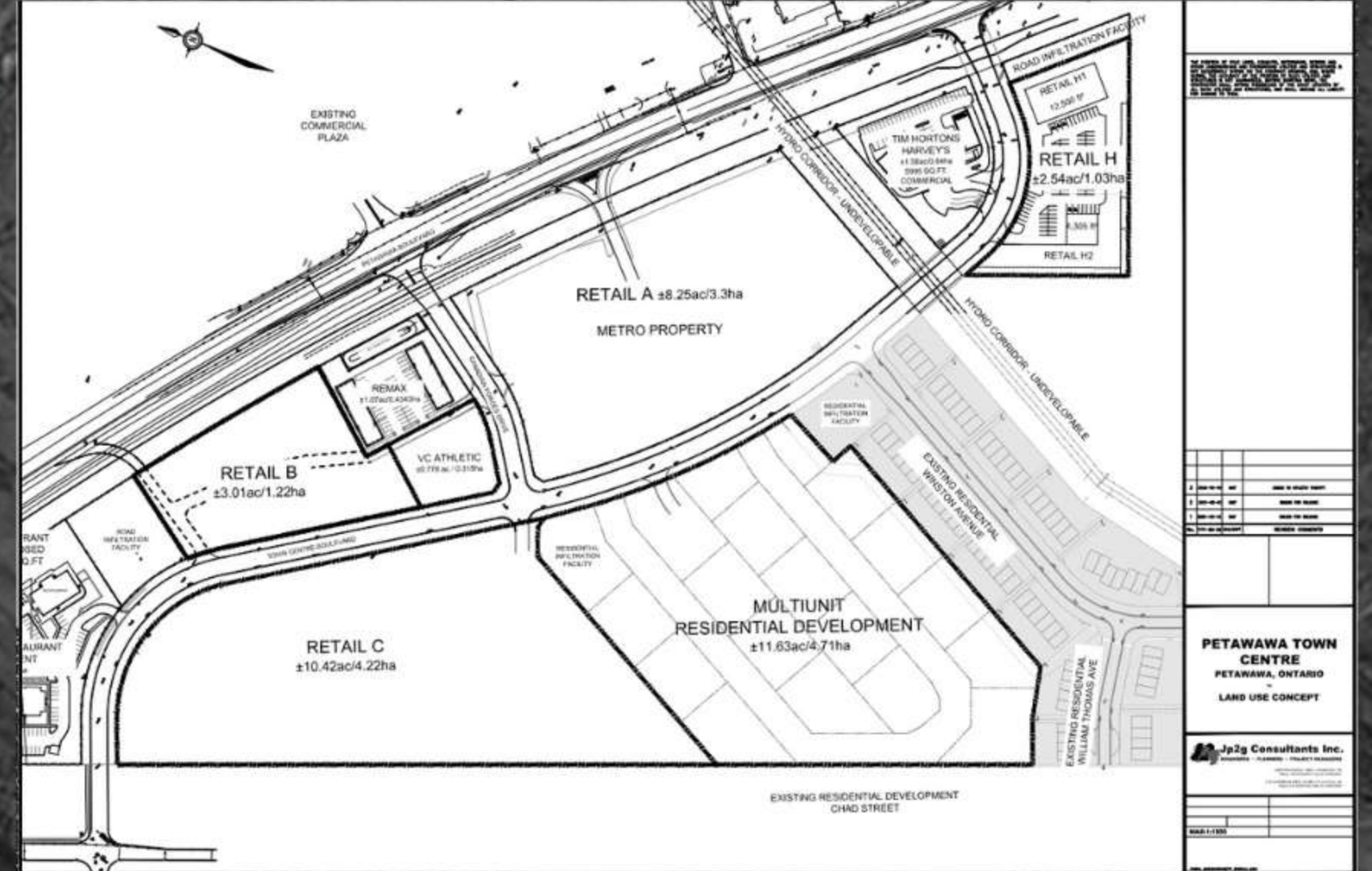
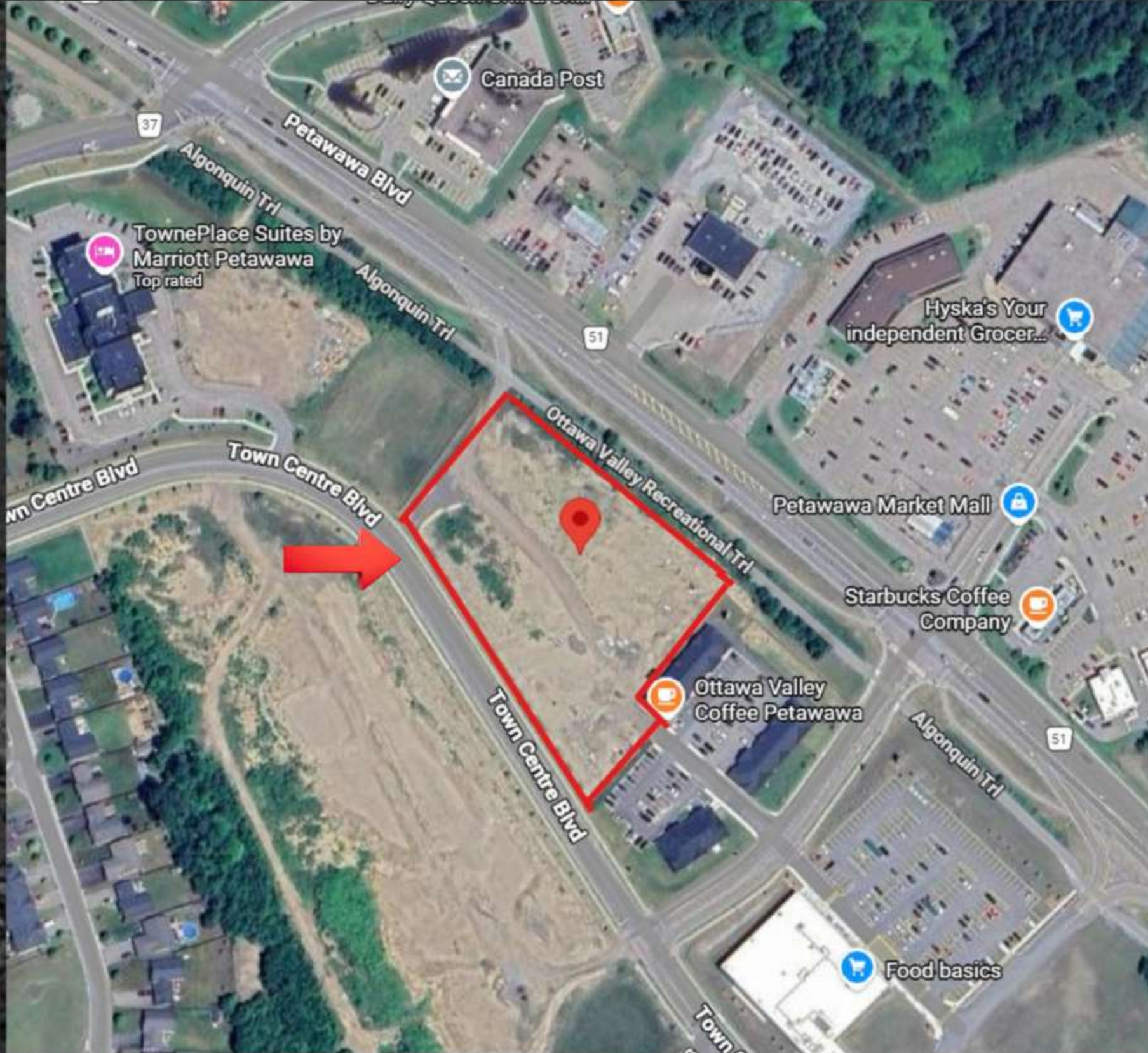
NEIGHBORHOOD OVERVIEW

- **Strategic Location:** Situated in the Ottawa Valley, approximately 1 hour and 45 minutes from Ottawa, with direct access to Highway 17.
- **Regional Connectivity:** Serves as a key corridor between Ottawa and Montreal and northern Ontario cities such as North Bay and Sudbury.
- **Growing Population:** Home to 18,660 residents (2021 Census), reflecting a 5% increase since 2016.
- **Extended Trade Area:** Located less than 15 km from Pembroke, expanding access to an additional population of approximately 14,000.
- **Strong Employment Base:** Home to CFB Petawawa, with over 5,300 Canadian Armed Forces personnel, nearly 1,000 civilian employees, and approximately 5,600 dependants. Other major employers include Chalk River Laboratories and Canadian Nuclear Laboratories.
- **Lifestyle & Demand Drivers:** A popular destination for outdoor enthusiasts, commuters, and government employees.
- **High Traffic Exposure:** Petawawa Boulevard experiences an average daily traffic count of approximately 15,000 vehicles.



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SUBDIVISION PLAN OVERVIEW



- **Retail A:** Owned by Metro, featuring a newly constructed Food Basics (2024).
- **Retail B:** Subject property available for lease, comprising approximately 3 acres with access from three roads.
- **Retail C:** Planned residential development consisting of approximately 500 condominium units.
- **Multi-Unit Residential Development:** Approximately 96 townhomes currently under construction.

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PROPERTY OVERVIEW

Welcome to a prime retail leasing opportunity in Petawawa. Located at the high-traffic intersection of Petawawa Blvd. & Canadian Forces Dr., this upcoming retail development offers exceptional exposure along the busiest road in Petawawa. Anchored by a national gas station chain and drive-thru restaurants, the site is designed to attract consistent daily traffic and serve as a key commercial destination for both local residents and the surrounding region. With flexible unit sizes and strong accessibility, this development is ideal for a wide range of retail and service uses.

KEY HIGHLIGHTS



Prime location on Petawawa Blvd. & Canadian Forces Dr. – the busiest road in Petawawa



Multiple leasing opportunities available from 1,140 sq. ft. and up in an upcoming retail development



Excellent visibility with a traffic count of approx. 15,000 vehicles daily (AADT 2015)

Civic Address

Petawawa Blvd. & Canadian Forces Dr., Petawawa, ON

Location

Prime intersection along Petawawa's main commercial corridor

Anchored By

National gas station chain and drive-thru restaurants

Zoning / Use

Commercial retail development (variety of retail uses permitted)

Available Units

Multiple leasing opportunities from 1,140 sq. ft. and up

Traffic Count

Approx. 15,000 vehicles daily (AADT 2015)

Population

19,000 town population

75,500 within 40 km regional catchment

Access

Excellent access with entry and exit points on three roads

Possession

Summer 2027 – CONTACT FOR RENTAL RATES



CANOPY VIEW



BUILDING A

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BUILDING A-SIDE B



BUILDING B

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