

RETAIL SPACE FOR LEASE

3742 INNES ROAD
45,000 SQ FT

RIO CAN

ZINATI
REALTY
COMMERCIAL BROKERAGE

PROPERTY OVERVIEW



Grocery-anchored retail opportunity in the heart of the thriving community of Orleans. Located at 3742 Innes Road, formerly home to Toys "R" Us and offering approximately 45,000 square feet of versatile space. The property features two raised loading bay doors, ample power and 18 ft ceiling height. The interior includes fit-out washrooms, office admin spaces and a dedicated break room, making it well-suited for large-format retail. Join anchor brands such as RONA +, Food Basics and Movati in this high-traffic retail destination site.

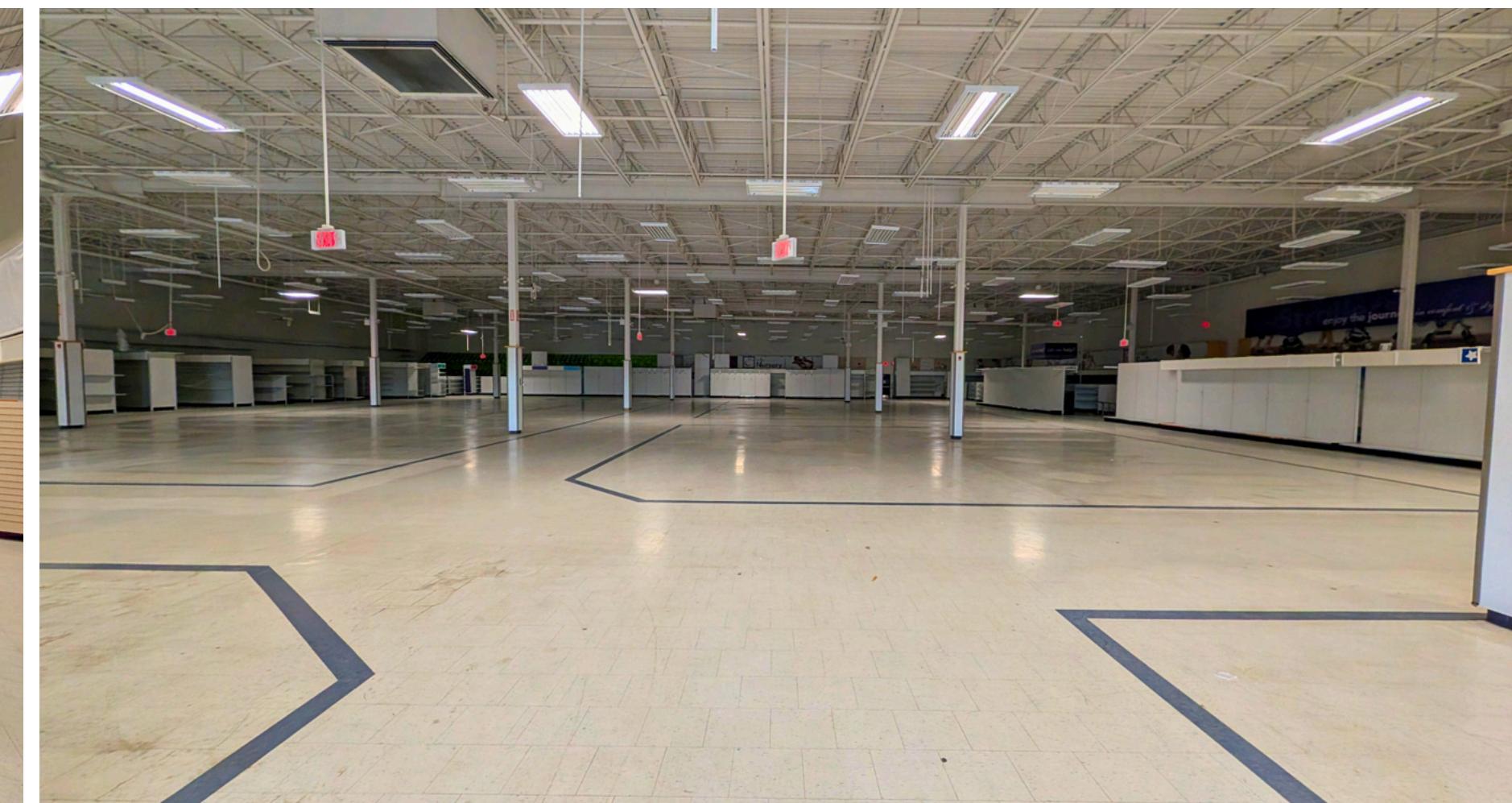
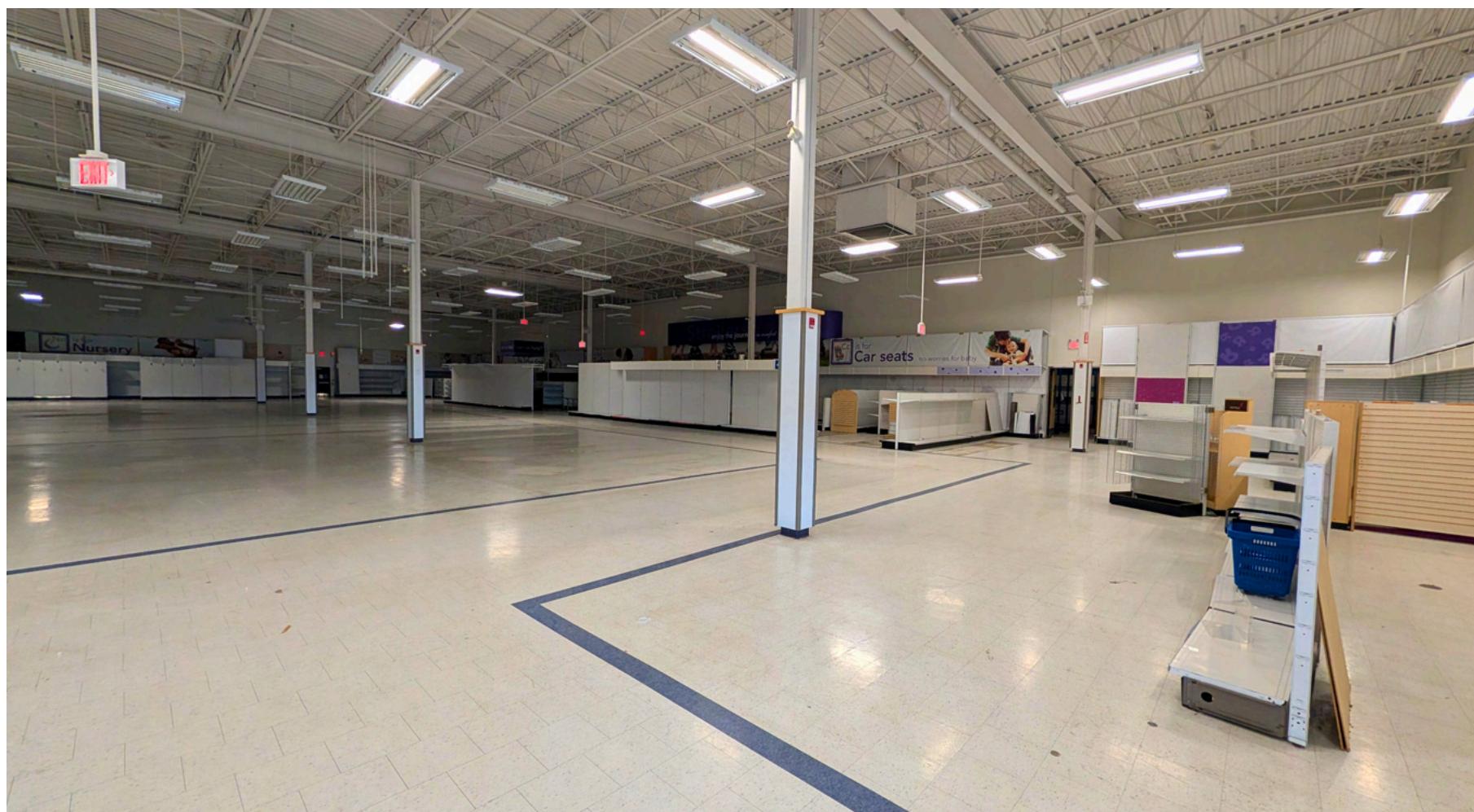
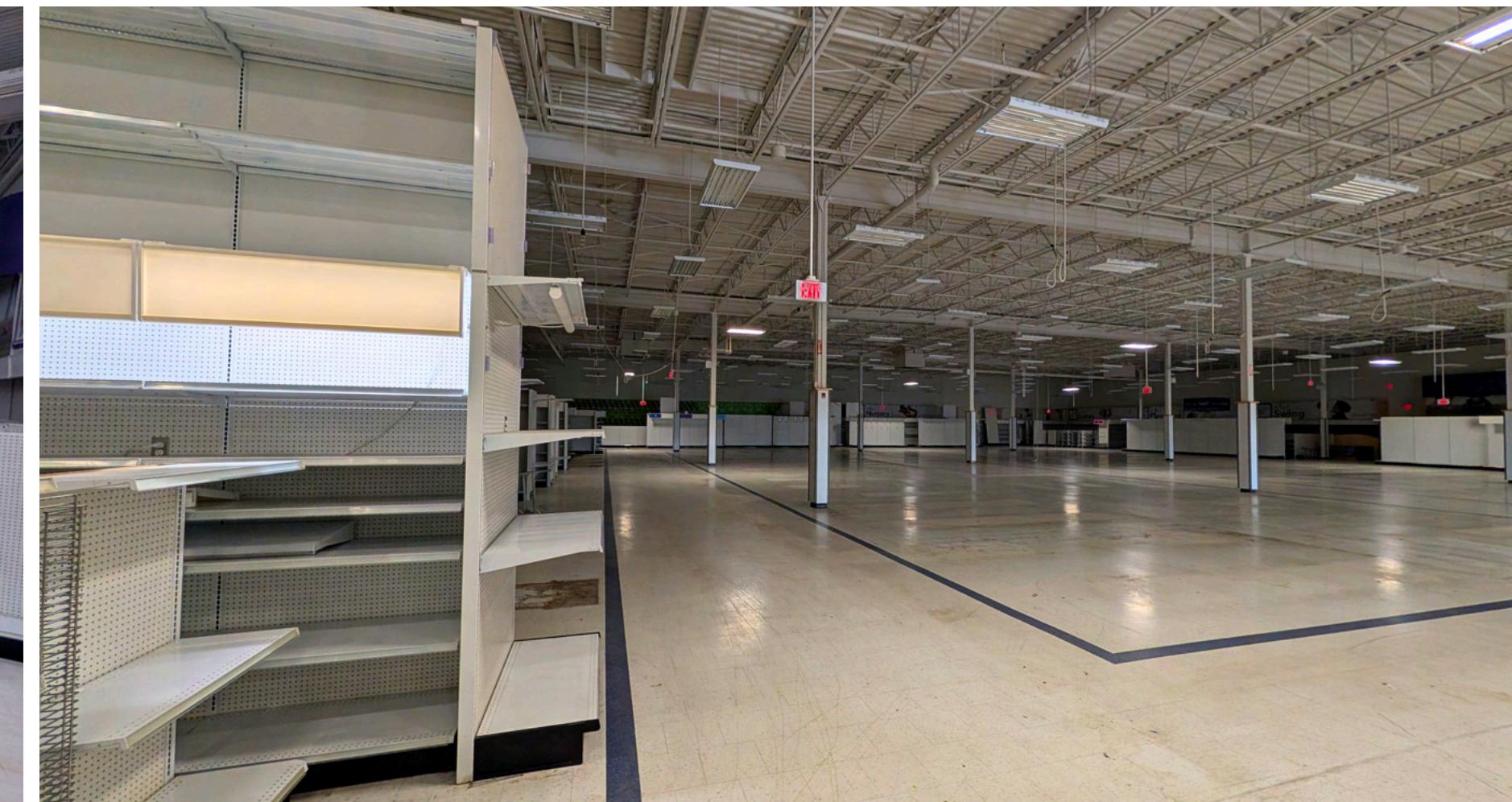
PROPERTY DETAILS

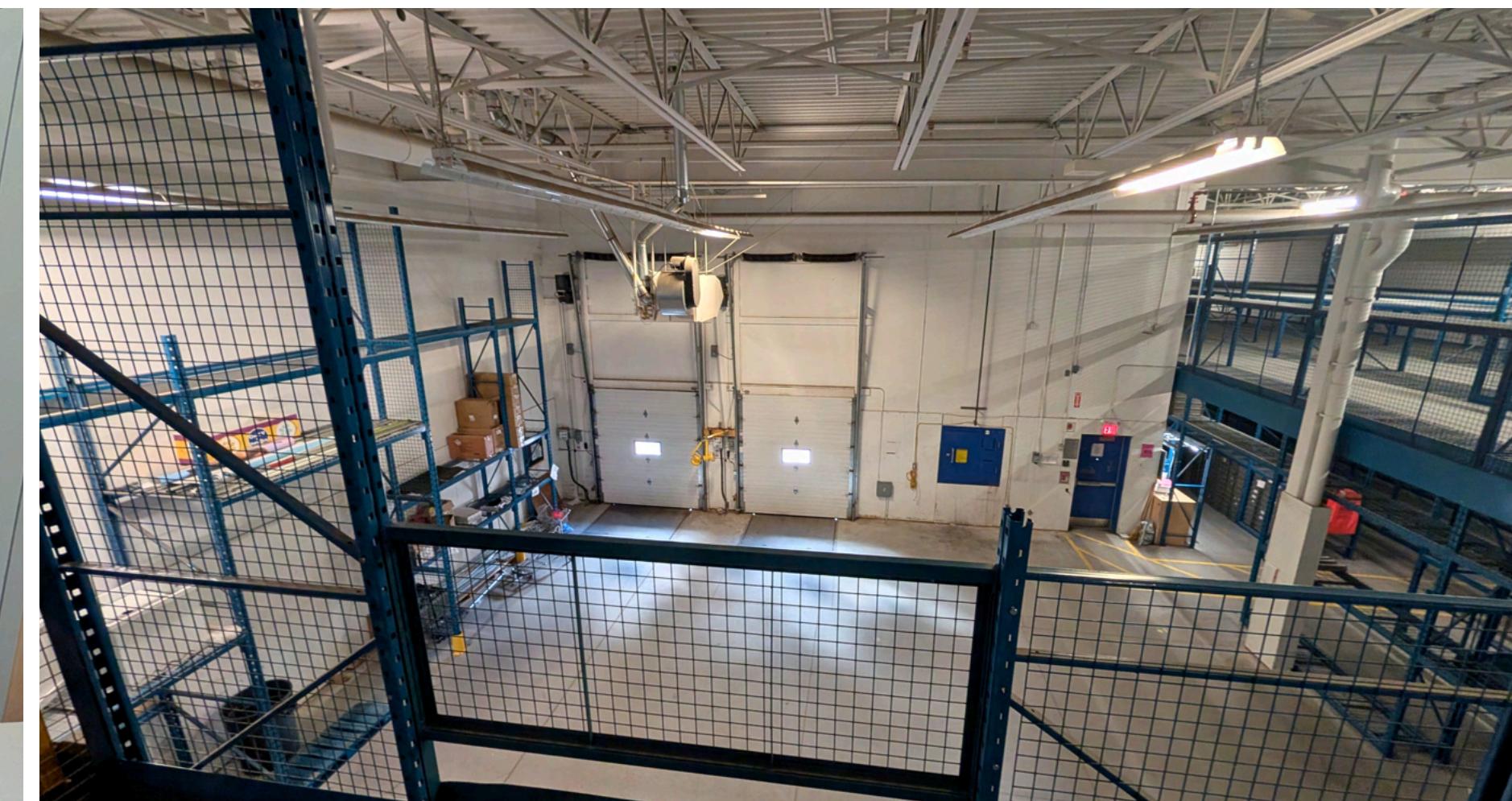
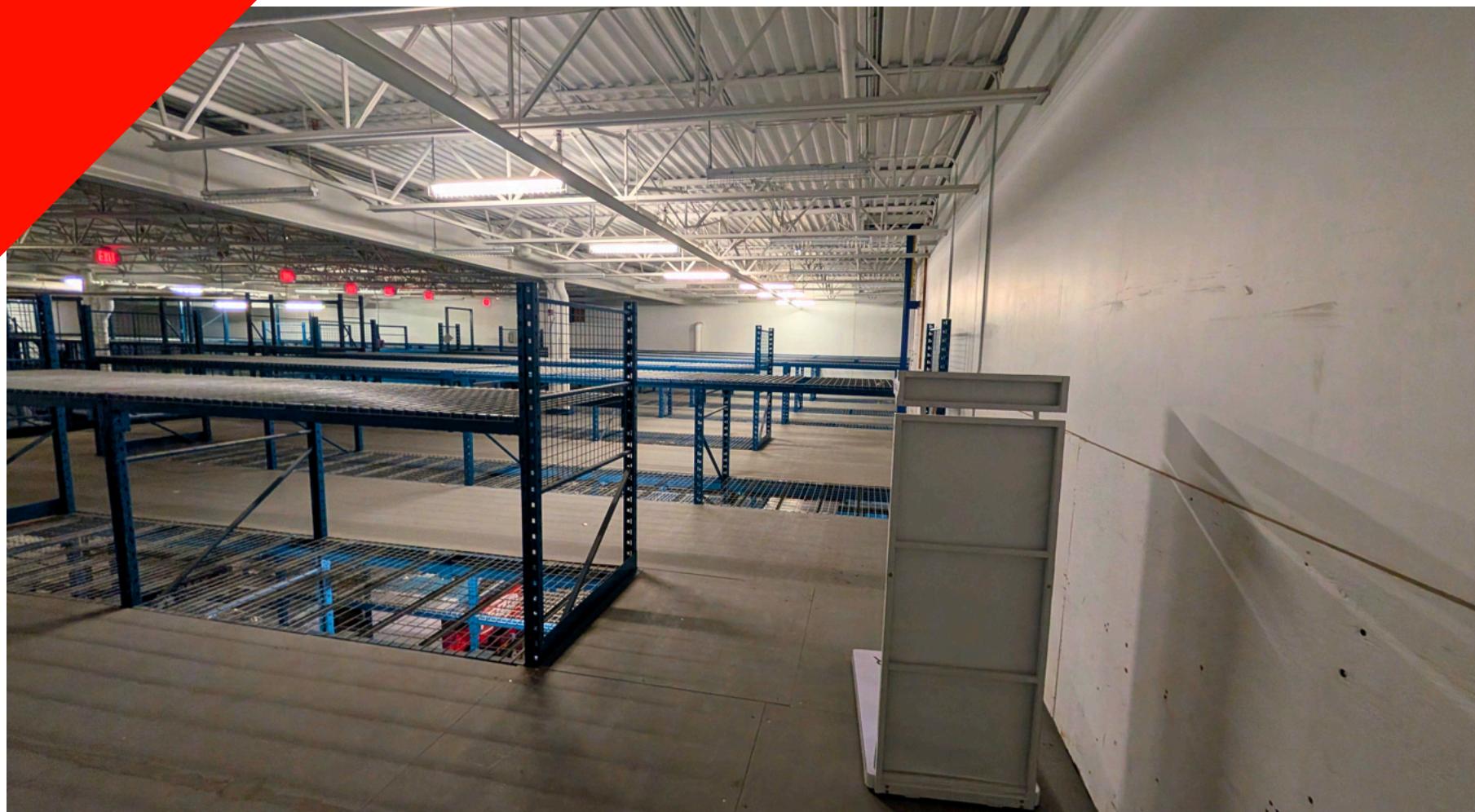
- 45,000 SF
- Lease Rate \$20.00 (NNN) PSF
- Additional Rent \$12.01 PSF
- Availability immediately
- Utilities Extra

PROPERTY HIGHLIGHTS

- High traffic grocery-anchored retail site
- Ample onsite parking available
- Great Signage opportunities
- National tenant mix
- Zoning AM[1443]
- 18-foot ceiling height
- 2 dock doors
- Garbage compactor feature in place on site







THRIVING COMMUNITY OF ORLEANS



ORLEANS OVERVIEW

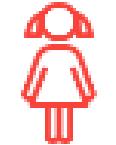
Orléans is a dynamic and rapidly growing suburban community in eastern Ottawa, located just 16 km from downtown. Once a rural district, it has transformed into a thriving, well-balanced neighbourhood that blends residential tranquillity with strong commercial Retail opportunity. With a population of approximately 139,310 residents, Orléans is one of Ottawa's largest and fastest-expanding communities. 3742 Innes Road is supported by excellent access via Highway 174 and the upcoming Confederation Line Stage 2 LRT expansion, which will further enhance connectivity. The Orléans Community Improvement plan supports high-quality job creation, while the Orléans Corridor Secondary Plan is guiding a future that is walkable, mixed-use, and transit-oriented. The Heart of Orléans BIA, representing hundreds of local businesses, actively fosters a vibrant, supportive, and collaborative retail environment, making Orléans an ideal location for new commercial investment and big-box retail opportunities.

Jobs & Businesses¹

ORLEANS DEMOGRAPHICS

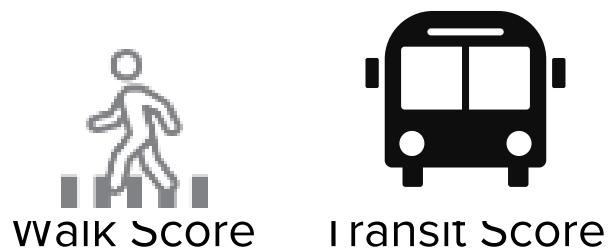
Demographics

Population¹

						Average Household Size
Total Population						
139,310	24,965	16,705	73,910	23,730		2.7

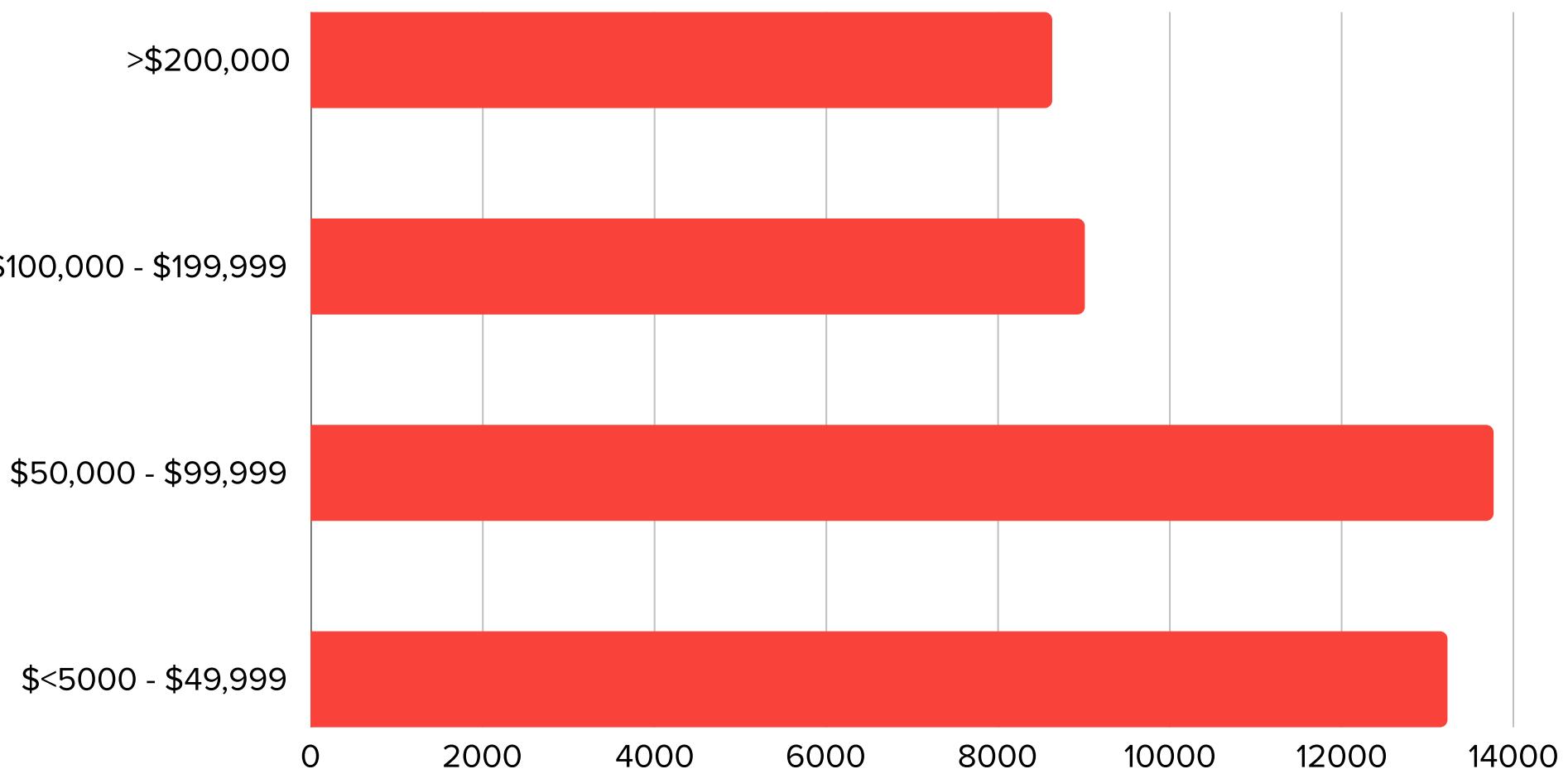
	Agriculture & Resource Extraction	0.2 %
	Construction & Utilities	5.3%
	Manufacturing, Trade, & Transportation	26.3%
	Information, Education, & Science	9.7%
	Finance, Real Estate, & Enterprises	5.7%
	Health Care, Social Assistance & Public Administration	41.9%
	Accommodation, Arts, & Accommodation	6.6%
	Other	4%

Walkscores²



Median Household Income

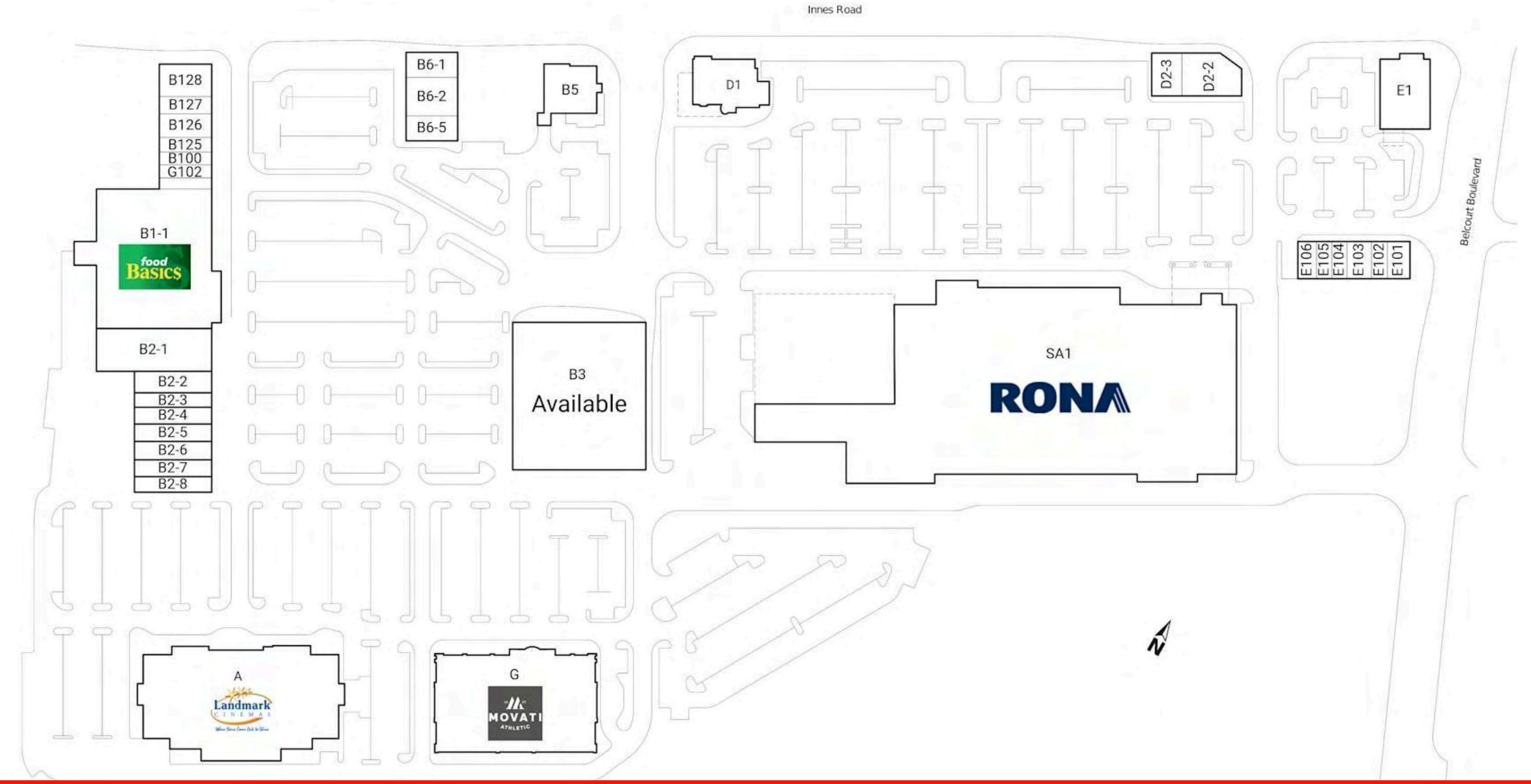
\$88,000 After Tax



1 – Demographic Statistics Sourced from the Canada Census Profile, 2021 Census of Population

2 – Walkscore Numbers Sourced from www.walkscore.com

3 – Comparative Market Statistics Sourced from Collier's Canada National Market Snapshot 2023 Q2



A	Landmark Cinemas	41,237 SF	B2-6	H&R Block	1,401 SF	E1	CIBC	7,472 SF
B1-1	Food Basics	35,287 SF	B2-7	Saigon Pho	1,785 SF	E101	Dr. Caroline Brisson, Dentist	1,211 SF
B100	Blanc & Turquoise	1,199 SF	B2-8	Knt Nails	1,356 SF	E102	The Hills	798 SF
B125	Thai Express	1,498 SF	B3	Available	45,000 SF	E103	Allstate	2,445 SF
B126	Available	2,502 SF	B5	East Side Mario's	6,197 SF	E104	Milano's Pizzeria	996 SF
B127	Dermis Advanced Skin Care	1,825 SF	B6-1	Drs M Khedmat Gozar, Z	2,330 SF	E105	Sally Beauty Supply	1,352 SF
B128	Wild Wing	2,992 SF	B6-2	Moledina	3,249 SF	E106	Shawarma Prince	1,430 SF
B2-1	Dollar Tree	8,038 SF	B6-5	Lapensee Matelas Matress	2,504 SF	G	Movati Fitness	65,400 SF
B2-2	Marble Slab Creamery	1,498 SF	D1	Five Guys Burgers	7,110 SF	G102	Restaurant Caravela	1,167 SF
B2-3	Pita Pit	1,200 SF	D2-2	Moxie's	3,873 SF	SA1	RONA+	142,374 SF
B2-4	Innes Massage Therapy	1,380 SF	D2-3	Pet Valu	2,093 SF			
B2-5	Lunetterie Clearview Eyewear	1,200 SF	E002	Firehouse Subs	993 SF			
				Complete Ccap				



Walmart

FIREHOUSE
SUBS

RONA

MOXIE'S
GRILL & BAR

East Side
MARIO'S

FIVE
GUYS

1997
MOVATI
ATHLETIC

Landmark
CINEMAS
for MOVIE LOVERS

food
Basics

WILD
WING

Thai
express

THANK YOU

**We would love to tour the property and discuss a leasing opportunity.
Please contact one of the representatives below, and we can get started!**



JOHN ZINATI

(o) 613.853.4106

(c) 613.880.4106

john@zinatirealty.com

LIZ POWELL

(o) 613.853.4106

(c) 613.915.5496

liz@zinatirealty.com