



6690 MITCH OWENS ROAD
GREELY, ON

PROPERTY OVERVIEW

ADDRESS:	6690 Mitch Owens Road, Greely ON
LAND SIZE:	Approx. 189,000 sq. ft. (4.34 AC)
FRONTAGE:	Approx. 300 ft. on Mitch Owens Road
DEPTH:	Approx. 630 ft.
ZONING:	RC3[195r] – Rural Commercial
SUBLEASE RATE:	\$0.75 per sq. ft. (with escalations)
TOPOGRAPHY:	Relatively flat and partially cleared. Sublandlord will consider improving the land for an extra charge.

PROPERTY LOCATION

The subject property is located in Greely, near where Albion Road meets Mitch Owens Road. This location gets heavy vehicular traffic during the day and is easily accessible by car and public transportation.

6690 Mitch Owens Road is just an 8-minute drive from the Rideau Carleton Casino, the future home of the Hard Rock Hotel & Casino estimated to open its doors in 2025.

The site is also within a short drive from the residential communities of Greely (3-minute drive), Findlay Creek (9-minute drive), Riverside South (15-minute drive), Manotick (18-minute drive), and Barrhaven (20-minute drive).

DEMOGRAPHICS

Radius	2 KMS	5 KMS	10 KMS
Population (2023)	3,257	15,781	89,047
Population (2028) Projection	3,688	18,668	102,553
Population (2033) Projection	4,071	21,351	114,832
Annual Growth (2023-2028)	2.6%	3.7%	3.0%
Daytime Population	2,152	11,777	63,622
Average Household Income	\$164,970	\$158,892	\$144,269



LOCATION



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