

**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# HOMER WATSON BLVD



**NEW BUILD RETAIL  
FOR LEASE**

2480 HOMER  
WATSON BLVD,  
KITCHENER, ON



PROPERTY FEATURES

- New Development superbly located at the intersection of Conestoga College and Homer Watson Boulevard in Kitchener.
- The property offers great access to all markets within the Region of Waterloo and surrounding areas via both Highways 7/8 and Highway 401.
- [Zoning C-6](#) allows for services, medical, and office uses.
- High exposure signage opportunities and excellent traffic counts with over 52,000 vehicles per day.
- Across the street from Doon Campus, surrounded by student residents.



BUILDING A		
UNIT	SF	PSF NET
1	DENTAL CARE ASLEEP	
2	ASIAN GROCERY STORE	
3	1,700 SF	\$32.00
4	SESSIONS CANNABIS	
5	CRISPY SLICE PIZZA	
6	AZURE AQUA SPA	
7	VIP VAPE	
BUILDING B		
UNIT	SF	PSF NET
1 / 2A	INDIAN CUISINE	
2B	VICHY SPA	
3A	VALUE MOBILE	
3B	SHAWARMA	
4	NIKKI'S NAIL SALON	
5	NVISION IMMIGRATION CONSULTANCY	
6A / 6B	CHURCH'S CHICKEN	
7	SAIRA ALI HAIR SALON & SPA	
8 / 9	TRANSCEND GOLF	



RETAIL LANDSCAPE (\*WITHIN 5 KM RADIUS)

Personal Care - 15 (48.4%) Restaurants - 9 (29%) Financial Services - 4 (12.9%) Cafes - 2 (6.5%) Bars - 1 (3.2%)

TOTAL  
POPULATION

44,309.1\*

DAYTIME  
POPULATION

51,334.5\*

TRAFFIC  
COUNT

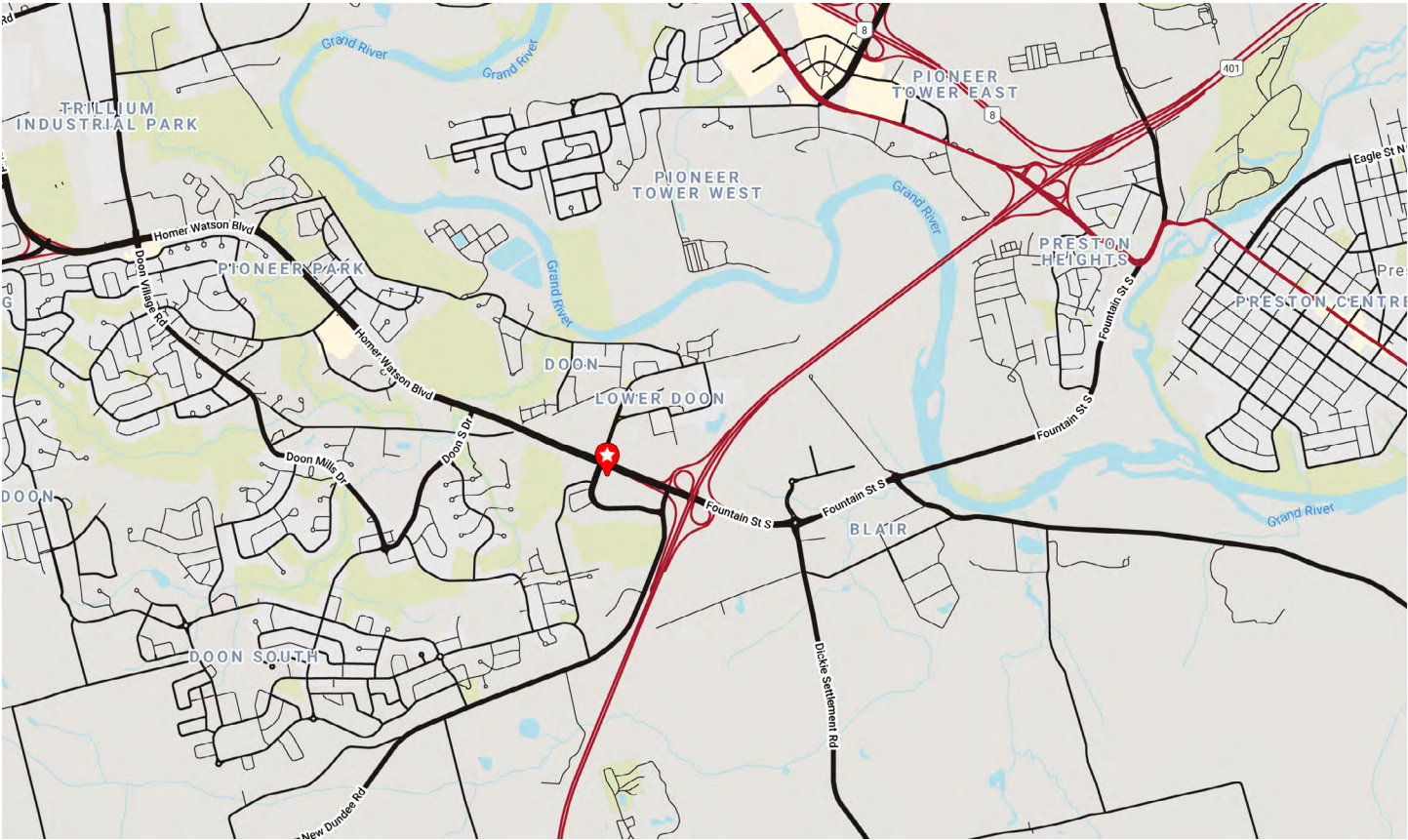
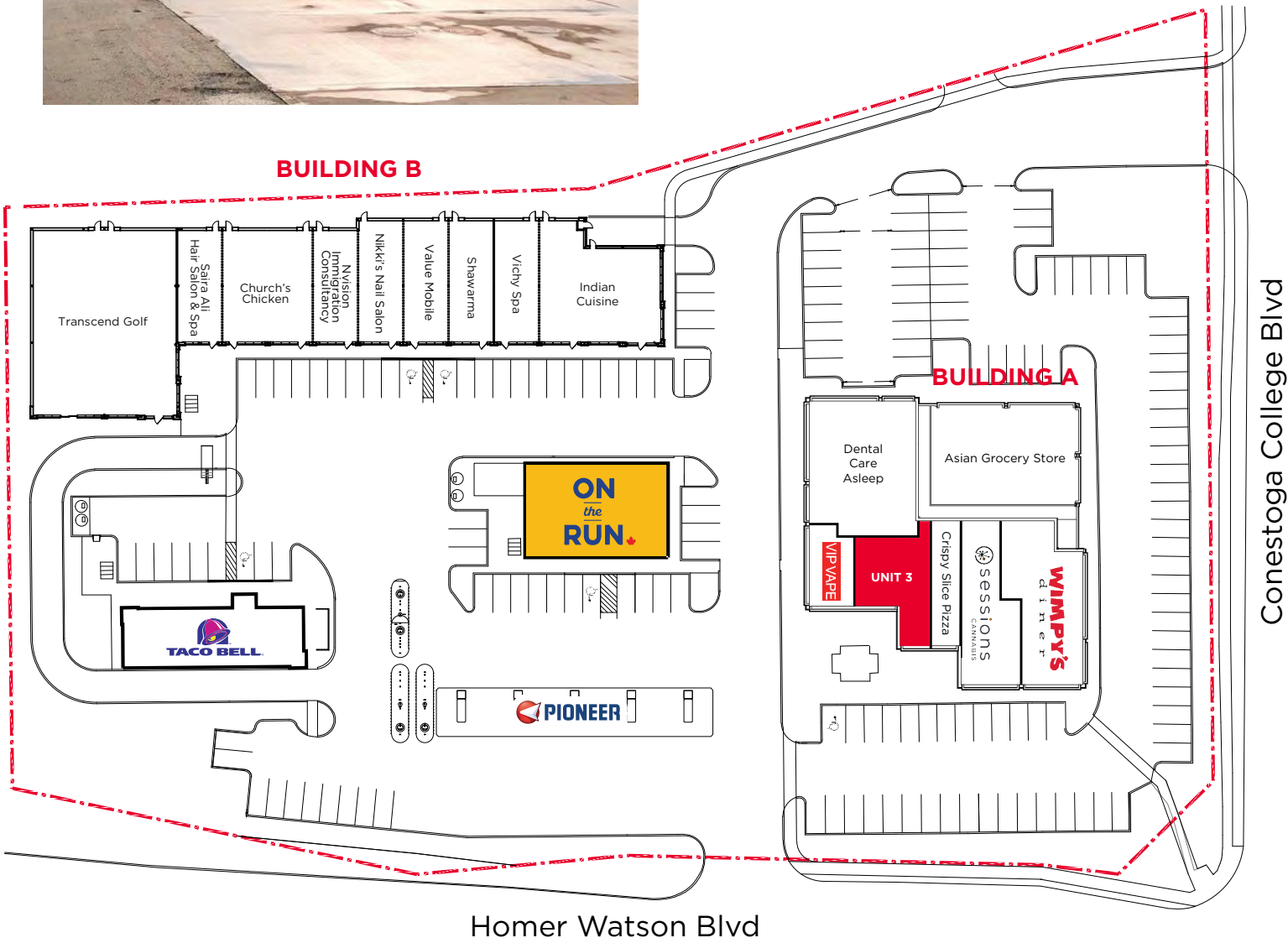
56,221+ vehicles/day





AMENITIES

- Located across the street from Conestoga College Doon Campus with their residence located just behind the plaza.
- Seconds away from Hwy 401 ramp towards Toronto and London.
- Join other tenants such as Wimpy's Diner, Sessions Cannabis, Crispy Slice Pizza, VIP Vape Shop, Dental Care Asleep, Value Mobile, Church's Chicken, Transcend Golf and more!
- Nearby amenities include McDonald's, Tim Hortons, Petro Canada, Peavey Mart and Princess Auto.







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For more information, please contact:

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