

FOR LEASE | RETAIL SPACE

1 TARTAN DRIVE, BARRHAVEN, ON



PROPERTY HIGHLIGHTS:

- ±1,010 SF end-cap unit available for lease
- Located in an established plaza in Barrhaven
- Co-tenants include Edward Jones, Winner House Chinese Restaurant, Tartan Dental, Tartan Medical & Pharmacy, South Nepean Chiropractic Clinic and Chili Craft Pizza
- Ample on-site parking
- Rental rates starting at \$35 PSF NNN
- Additional rent estimated at \$16.02 PSF (2025)
- Available with 30 days notice starting July 1, 2025

EXCLUSIVELY LISTED BY:

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

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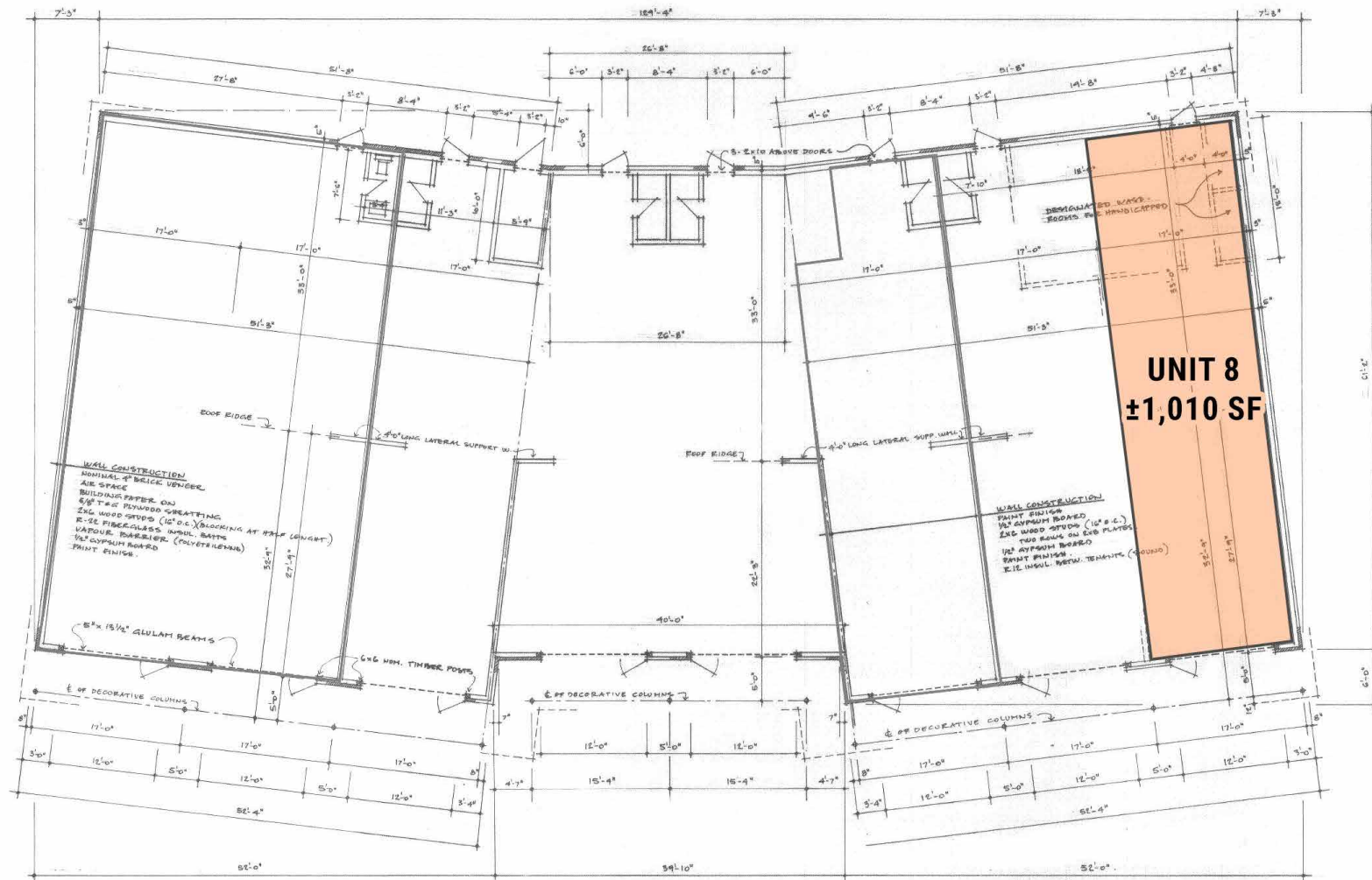
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SITE PLAN



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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Barrhaven is a rapidly growing suburban neighbourhood about 17 km southwest of downtown Ottawa. Its population is approximately 103,234 (2021 census), and the growth rate is among the highest in the Ottawa region. Until the 1990's, Barrhaven was considered a primarily residential suburban neighbourhood, but as the population grew, it became apparent that commercial development was essential. Since then, numerous commercial developments have been constructed to provide this growing affluent community with the retail and commercial services required.

The average household income of Barrhaven is well above the provincial average and a large portion of the population is employed by the various levels of government who have a presence in Ottawa. The majority of the workforce commutes to the City of Ottawa, or Kanata hi-tech parks, for employment and Greenbank Road is one of the major north/south commuter lines seeing significant traffic at all times of day. Public transit is abundant in the area with several stations on the Transitway network into Ottawa and intercity Via Rail connections to Montreal and Toronto from Fallowfield railway station.