



2190 Tenth Line Road | Ottawa, ON

HIGH EXPOSURE NEIGHBOURHOOD RETAIL FOR LEASE

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PROPERTY HIGHLIGHTS

High Exposure

High traffic count on Tenth Line Rd, a main artery connecting Orleans South with Innes Rd and Hwy 176, will provide retail tenants with considerable brand exposure.

Rapidly Growing Community

Prospective tenants can be certain that their businesses will grow steadily as this community is far from being fully built out.

Convenient for Apartment Renters

Close proximity to apartment renters in the connecting apartment buildings and neighbouring subdivisions will create natural demand for the products and services provided by the retailers. For tenants, these retailers will provide greater convenience over the shopping centres and power centres on Innes Rd and Brian Coburn Blvd.



PROPERTY DETAILS

ADDRESS: 2190 TENTH LINE ROAD

MUNICIPALITY: CITY OF OTTAWA

NEIGHBOURHOOD: ORLEANS

ZONING: GM [2334]

- General Mixed Use
- Urban Exception #2334

RETAIL OFFERING DETAILS

AVAILABLE SPACE:

- Unit 1: 1,431 sq. ft. (Leased, Pizza Hut)
- Unit 2: 1,083 sq. ft.
- Unit 3: 1,495 sq. ft.

LEASE COMMENCEMENT: IMMEDIATE

STORE FRONTAGE: TENTH LINE ROAD

PARKING: 18 SHARED SPACES (3.3 PER 100 SQ. M.)

BUDGETED CAM + TAXES: \$19.50 PER SQ. FT.

APARTMENT DEVELOPMENT DETAILS

DWELLINGS COUNT TOTAL: 251 UNITS

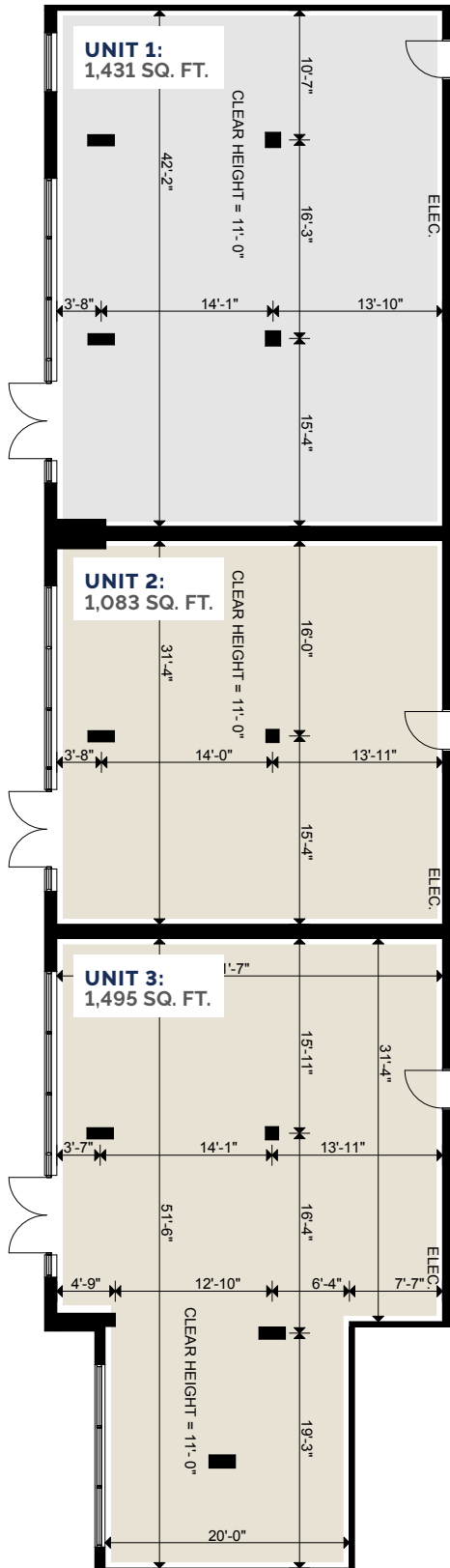
UNIT MIX:

- 1 Bedroom (x72)
- 2 Bedroom (x113)
- 3 Bedroom (x66)



AVAILABILITIES

TENTH LINE ROAD



COMMERCIAL UNITS:

UNIT 1: 1,431 SQ. FT. (LEASED)

UNIT 2: 1,083 SQ. FT.

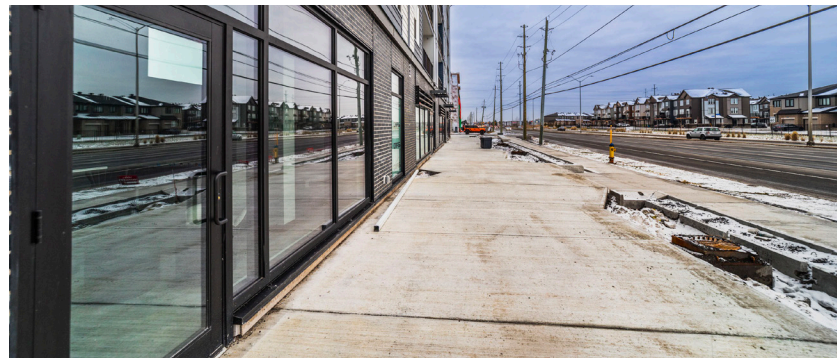
Base Rent: \$36 per sq. ft.

Additional Rent: \$19.50 per sq. ft. (Budgeted)

UNIT 3: 1,495 SQ. FT.

Base Rent: \$39 per sq. ft.

Additional Rent: \$19.50 per sq. ft. (Budgeted)



LOCATION

1. RIOCAN ORLEANS

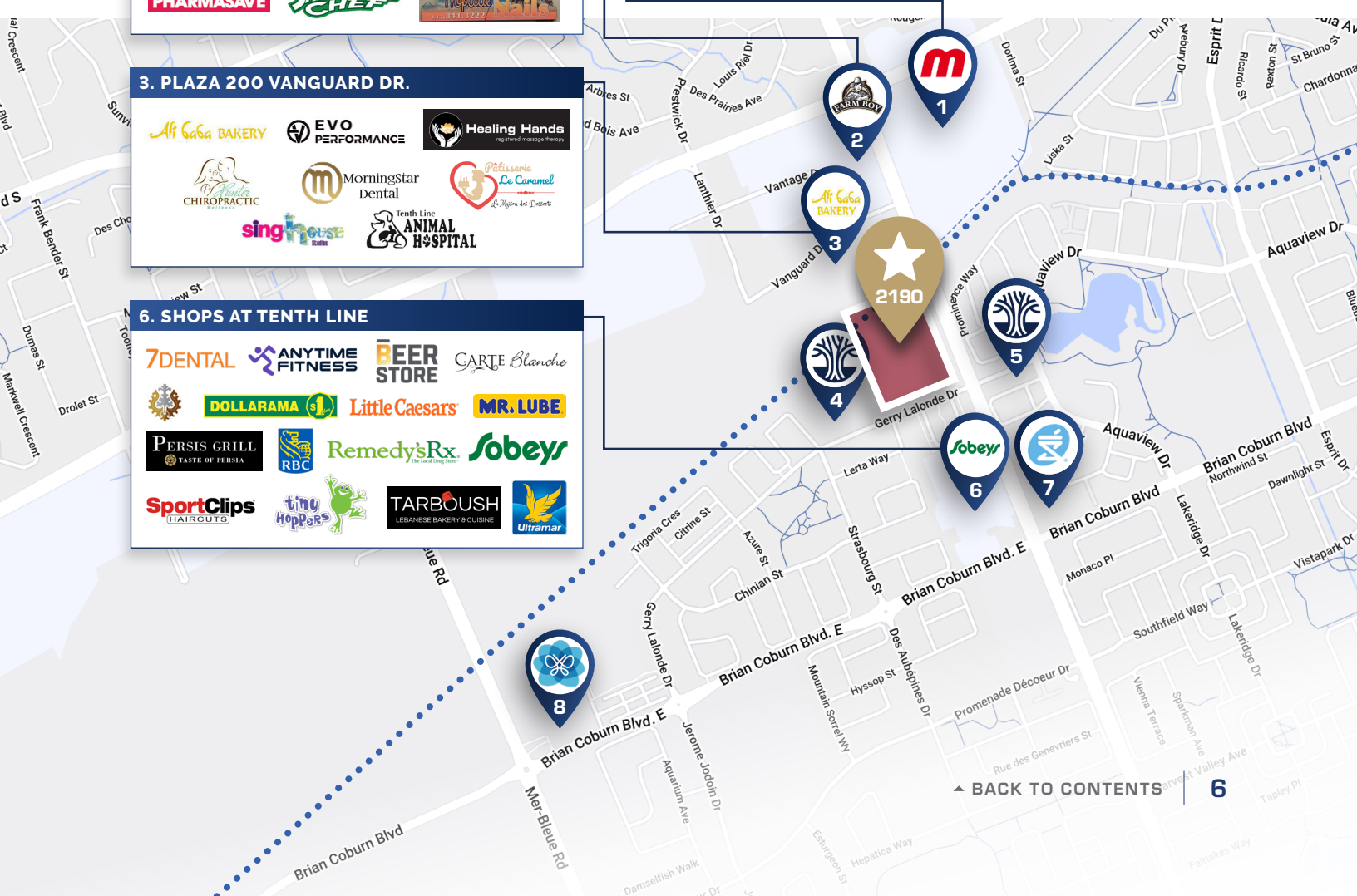
2. AVALON CENTRE

3. PLAZA 200 VANGUARD DR.

6. SHOPS AT TENTH LINE

LANDMARKS

1. **RIOCAN ORLEANS**
Metro Anchored Shopping Centre
 2. **AVALON CENTRE**
Farm Boy Anchored Shopping Centre
 3. **PLAZA 200 VANGUARD DR**
 4. **MINTO COMMUNITIES PROPOSED DEVELOPMENT**
192 Townhomes
 5. **MINTO AQUAVIEW COMMUNITY** (Under Construction)
274 Townhomes & 48 single family homes.
 6. **SHOPS AT TENTH LINE**
Sobeys Anchored Shopping Centre
 7. **SHOPPERS DRUG MART**
 8. **MONTFORT HOSPITAL**
Orleans Health Hub
- **PROPOSED BUS RAPID TRANSIT (BRT) LINE**



ECONOMIC & DEMOGRAPHIC DATA

POPULATION

2021 POPULATION

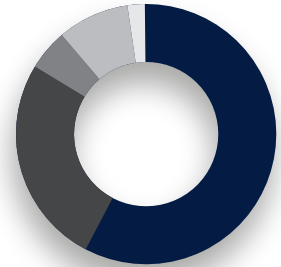
32,106 2 km | **122,473** 5 km | **190,188** 10 km

GENDER



MARITAL STATUS

- MARRIED 58%
- SINGLE 26%
- DIVORCED 5%
- COMMON LAW 9%
- LEGALLY SEPARATED 2%



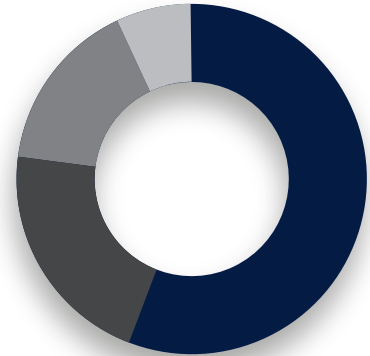
SOCIO-ECONOMIC

AVERAGE HOUSEHOLD INCOME

\$134,023 2 km
\$135,969 5 km
\$127,973 10 km

HIGHEST LEVEL OF EDUCATION

- UNIVERSITY 56%
- COLLEGE 21%
- HIGH SCHOOL 16%
- OTHER 7%



HOUSEHOLDS

2021 HOUSEHOLDS

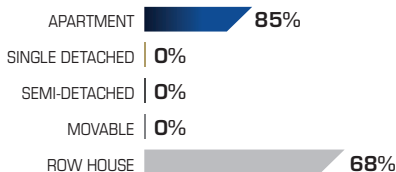
11,372 2 km | **44,139** 5 km | **70,439** 10 km

OWNERSHIP

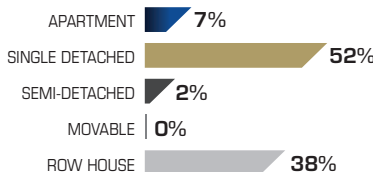


STRUCTURAL TYPE

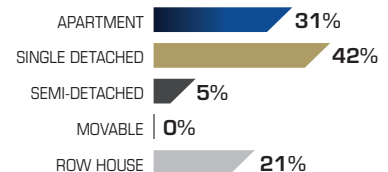
NBH



COM



CITY



PROPERTY PHOTOS

UNIT 2



PROPERTY PHOTOS

UNIT 3



2190 TENTH LINE ROAD



For more information:

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