

FOR LEASE - RETAIL SPACE
HAZELDEAN MALL



Enclosed Mall Retail Opportunity in the Heart of Kanata

Hazeldean Mall 257sf to 40,000sf available

Hazeldean Mall is the only enclosed shopping centre in Kanata, providing a year-round climate-controlled retail experience to the communities of Kanata, Stittsville, and beyond. Now over 40 years as the prominent retail centre in the area, the mall has a long tradition of serving the area with a comprehensive roster of national and local tenants, local community support and seasonal events, serving over 100,000 neighbours.

Recently upgraded features such as interior and exterior LED lighting, exterior and interior signage, and renovated entrances, create a welcoming and engaging environment which is enjoyed by a diverse demographic throughout the year. A prolific marketing program featuring a rich calendar of seasonal and recurring events stimulate interaction and draw steady traffic.

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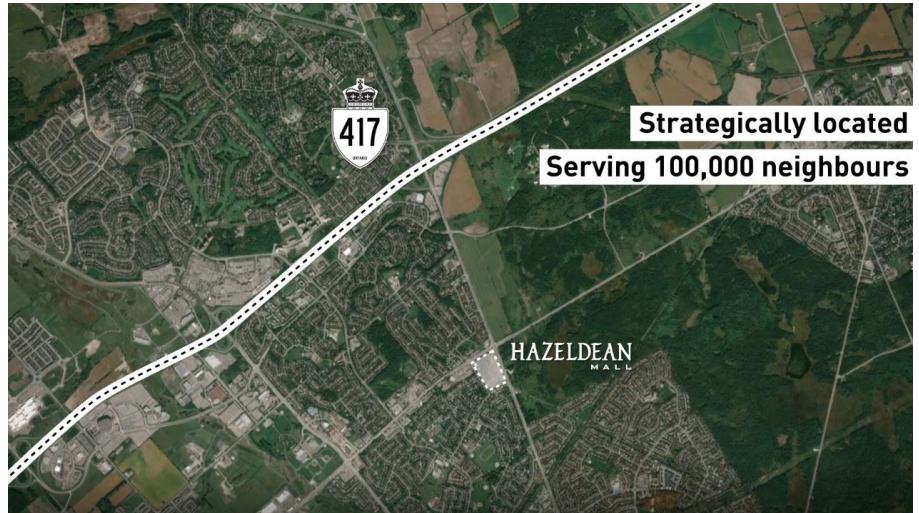


Statistics &

- Car count over 25,000 daily
- Average household income is \$133,308, 21% greater than the Ottawa average.
- 5 km radius has a highly educated population- 65% of adults have a post-secondary education.
- Projected strong population growth of 15.1% by 2028
- Over 100,000 residents, 26% of whom are bilingual.
- Surge in development with over 2,100 residential units within a 3km radius of Hazeldean Mall.

Strategic Location

- 2km south of Highway 417 and Eagleson OC Transpo Park & Ride
- 6m from future LRT Moodie Station (Confederation Line)
- Serviced by 6 major OC Transpo routes



Highlights

- Full roster of marketing initiatives and events to generate year-round interest.
- Strong community involvement.
- Undergoing sustainability upgrades to lighting and operations systems.
- Newly designed seasonal decor.
- 1,294 Parking stalls
- Ceiling height up to 18.75'



Major Tenants

Anchors

- T & T Supermarket
- GoodLife Fitness
- Rexall
- Sharks Cheer Sports

Major Retail Tenants

- Reitmans
- Pearle Vision

Key Food Service

- Shaaz Indian Restaurant



Availability

Type	Area (sf)
Unit 11A	406
Unit 11B	453
Unit 12- Cafe	775
Unit 22	1,954
Unit 27	4,076
Unit 28	1,956
Unit 29	1,346
Unit 33	1,039
Unit 37 & 45	2,216
Unit 43	851
Unit 56	3,998
Unit 76	257
Big Box	up to 43,878

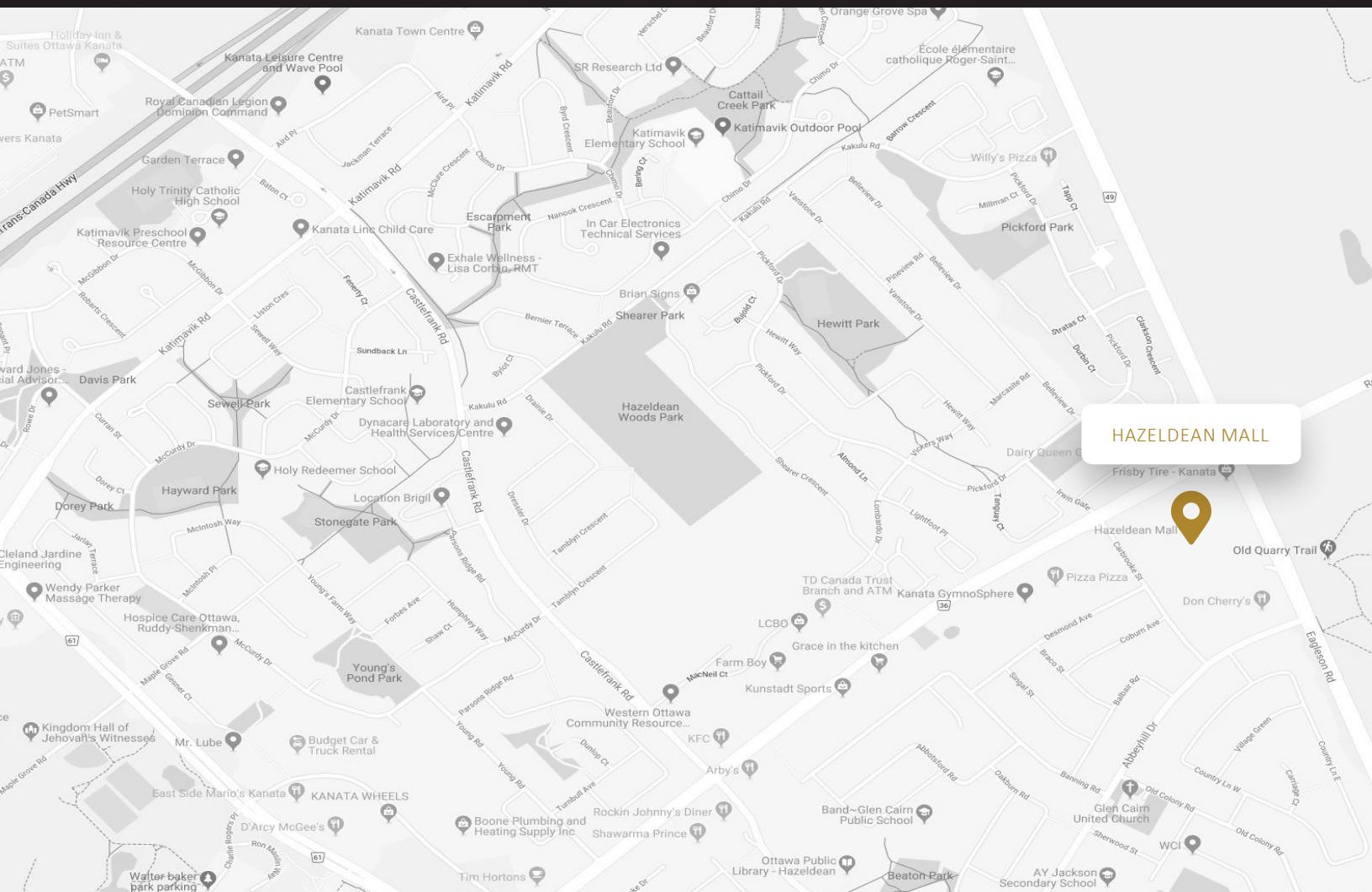
Big Box Spaces can be further subdivided



Floor Plan

276- 43,878sf





Reitmans

GoodLife
FITNESS®

Rexall



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PEARLE OOVISION



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