

// 9,954 Sq. Ft. of  
Prime Retail  
Space

# FOR LEASE

1370 Clyde Avenue, Ottawa ON



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# PROPERTY DETAILS

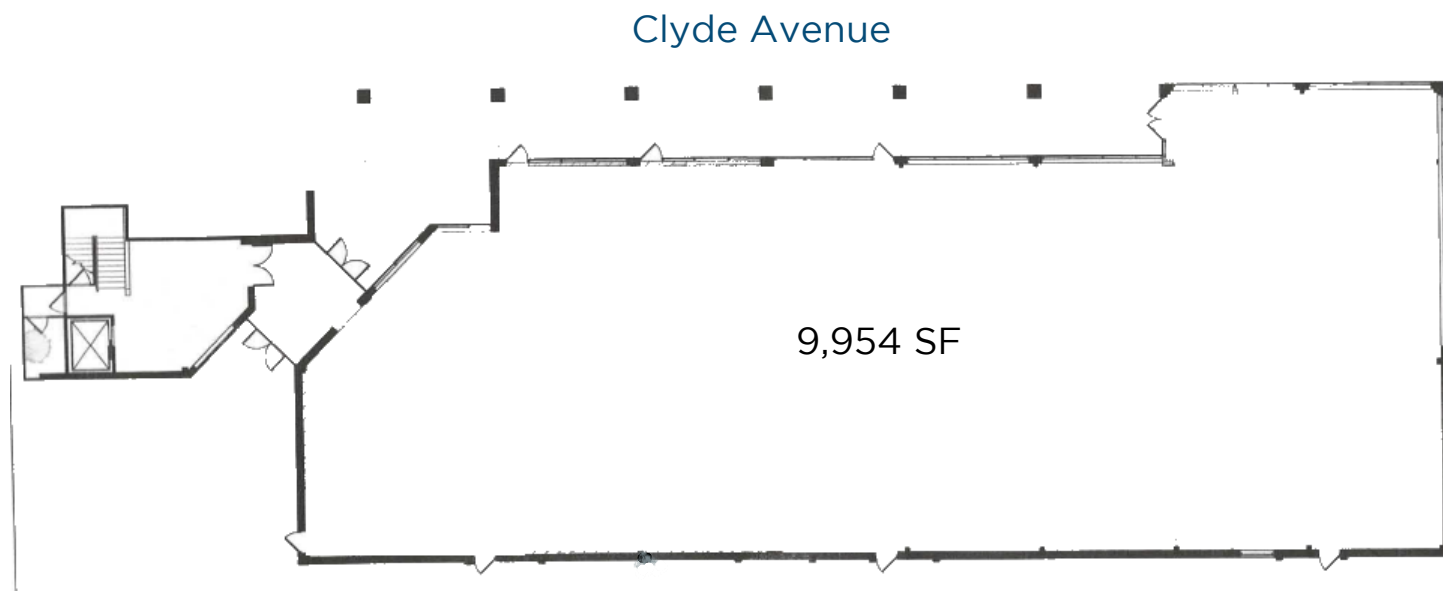


## THE OFFERING

This 9,954 SF ground-floor retail space is conveniently located on Clyde Avenue near the intersection of Baseline Road. The versatile layout is suitable for a variety of uses, including dining establishments such as restaurants or coffee shops, health and wellness services like pharmacies, clinics, and fitness studios, as well as professional services such as insurance offices and financial planners. Possibility for division into smaller units to suit tenant needs, offering flexibility for businesses of all sizes. Its central location and adaptable design make it a practical choice for a wide range of tenants.

ADDRESS	1370 Clyde Avenue, Ottawa ON
UNIT AREA	Up to 9,954 SF
RENTAL RATE	\$37.00/SF
ADDITIONAL RENT	\$14.00 per SF (estimated for 2025)
PARKING	Ample, on site
AVAILABILITY	December 1, 2025

# FLOORPLAN & DEMOGRAPHICS



(Minimum bay sizes are 20' x 60' = 1,200 SF with the current measurements approximated)

## DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	41,401	188,860	594,780
Population (2028)	46,331	211,923	660,254
Population (2033)	50,827	232,773	718,889
Daytime Population	36,435	192,408	678,392
Median Age	38.3	40.9	39.3
Average Household Income	\$94,623	\$109,790	\$105,650

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