

# HAZELDEAN MALL

Kanata, ON

---



Bentall  
Kennedy

# HAZELDEAN MALL

## Kanata, ON

**LOCATION:**

300 Eagleson Road, Kanata, ON

**MAJOR INTERSECTION:**

Hazeldean Road and Eagleson Road

**TYPE:**

Community Shopping Centre

**TOTAL GLA:**

223,787 square feet

**MAJOR TENANTS:**

Your Independent Grocer	38,240 square feet
Don Cherry's Sports Grill	5,327 square feet

**ANCILLARY:**

40 stores and services

**DEMOGRAPHICS (2021 PROJECTIONS):**

	3 km	5 km	10 km
Total Population	49,224	102,130	237,718
Total Households	18,320	37,496	87,662
Household			
Average Income	\$133,742	\$145,605	\$139,200

**OPERATING COSTS AND TAXES (2018 ESTIMATES):**

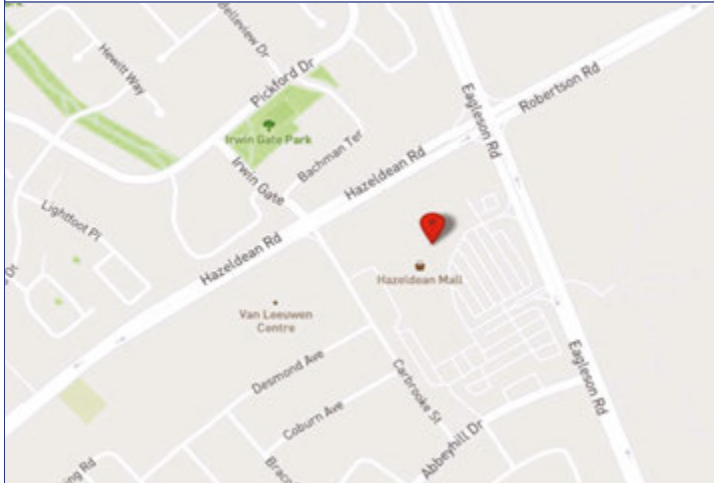
**Per Square Foot**

Enclosed:	
Common Area Maintenance:	\$18.07
Taxes:	\$10.97
Total:	\$29.04



**MARKET SUMMARY:**

Hazeldean Mall is surrounded by booming residential development as well as established communities, such as Bridlewood and Glen Cairn, and is the only enclosed shopping centre in Kanata, one of the largest suburbs in Ottawa. Anchored by Your Independent Grocer with a variety of stores and services, including Pharma Plus, Greco Lean and Fit, and Don Cherry's Sports Grill, the single-level mall offers convenience and selection, and maintains a strong loyalty and frequency with consumers.



A1	Available	103,898	29	Available	1,346
A2	Mezzanine	1,059	30/32	Reitmans	5,311
	Your Independent		33	Personally Yours	1,039
D0A	Grocer	38,240	34	Naturalizer	1,211
D0C	Greco Lean and Fit	4,902	36	Legends Records	2,400
D3	Dog Dayz	3,707	37	Bentley	2,216
D3A	Available	1,619	38	Available	351
D4	Bridlewood Chiropractic	855	39/40	Pharma Plus	8,014
D5	Fedanet	963	40A	Algonquin Travel	501
10	Don Cherry's	5,326	43	Available	851
11A	Mancini Hair Studio	628	44	Kanata Shoe Repair	488
11B	Sushi Teriyaki	406	46	Hearing Centre	1,859
12	Available	453	56	Stitches	3,998
13	Second Cup	775	65	CNIB	75
14	Pearle Vision	1,201	70	Vivah Jewellery	125
15	Stokes	2,349	76	Smart Stitch	257
16	Northern Reflections	1,518		Info	75
17	Laura Secord	816			
18	Tan Jay	2,354			
21	Nutrition by Nature	1,210			
22	Hazeldean Dental Clinic	3,023			
25	Farrah Fine Jewellers	1,954			
27	Available	1,954			
28	Razor Sports	4,076			
	The Source	1,956			

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

**PROFESSIONALLY LEASED AND MANAGED BY:**  
**BENTALL KENNEDY (CANADA) LIMITED PARTNERSHIP, BROKERAGE**  
 Unit 110, 65 Port Street East, Mississauga, ON L5G 4V3  
 Tel: 1.866.681.2715 Fax: 905.271.5081 www.bentallkennedy.com