

HAZELDEAN MALL

Kanata, ON



Bentall
Kennedy

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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 (2019 ESTIMATES):

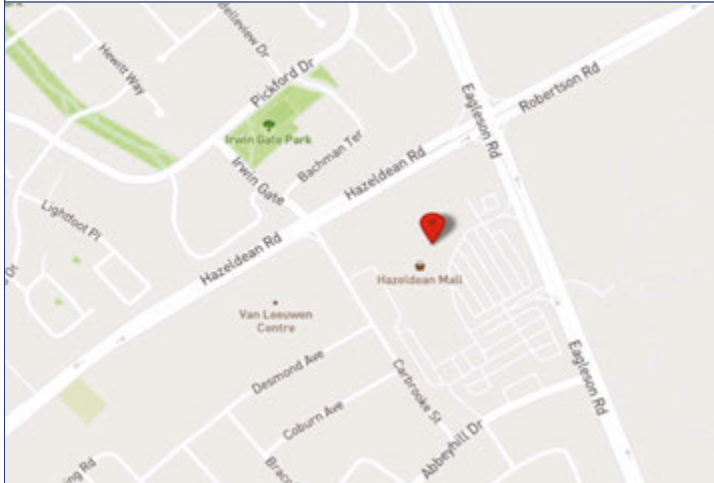
Per Square Foot

Enclosed:	
Common Area Maintenance:	\$17.12
Taxes:	\$8.96
Total:	\$26.08



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.



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