



New Retail – In Highly Sought-after Retail Node.

- Development consists of two retail pads, which can be demised from 1,000 sf and up.
- Current building being refaced with a new façade and an opportunity for 10,000 sf of ground floor retail. Second floor medical office has 5,000 sf left with current 5,000 sf leased.
- Plenty of parking and visibility at the hard corner of King St N and Wyman Rd. Property fronts King, Colby and Wyman with access off King and Wyman.

Lease Details

Retail Pads	1,000 sf and up
Existing Building	10,000 SF Retail 5,000 SF Office
Zoning	16 - Rezoning in Process
TMI	\$10.00 SF
Lease Rate	Office - \$18.00 SF Retail - \$28.00 - \$34.00 SF

For more information, please contact:

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CUSHMAN & WAKEFIELD
Waterloo Region

FOR LEASE
651 Colby Drive
Waterloo, Ontario



DEMOGRAPHICS

POPULATION

Criteria	Aggregation Type	Trade Area (1km Radius)	Waterloo (Census Division)		Waterloo (Census Division)
			3 km	5 km	
Total Population	Total	1.1K	30.8K	70.7K	535.2K

MEDIAN INCOME
Trade Area: **\$64,721.82**
Waterloo: **\$77,530.00**
Ontario: **\$74,287.00**
Canada: **\$72,644.30**



DAYTIME POPULATION

Trade Area (Daytime): **9,673**
Waterloo: **400.2K**

Median Age

Trade Area: **38** Ontario: **41.30**
Waterloo (Census Division): **38.50** Canada: **41**

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