CUSHMAN & WAKEFIELD
Waterloo Region

FOR LEASE

651 Colby Drive

Waterloo, Ontario

NEW MEDICAL OFFICE AND RETAIL DEVELOPMENT COMING TO NORTH WATERLOO

Exciting new medical office and retail development coming to north Waterloo in 2019 at the signalized intersection of King Street and Wyman Road.

- Situated in a very strong commercial node with easy access to public transit, Conestoga Mall, St Jacobs and Highway 85.
- Surrounded by business parks with over 15M SF of industrial and office buildings in the trading area in addition to Northlake and Colonial Acres residential nodes.
- Existing building to be refaced with a new façade and offer 10,000 SF of divisible ground floor retail as well as 5,000 SF of 2nd floor medical office. Two new divisible retail pads to be built with exposure on King.
- Abundant parking, exceptional access, visibility and signage options.

Lease Details	
Retail Pads	1,000 SF – 7,000 SF Drive through available
Existing Building	10,000 SF Retail 10,000 SF Office
Zoning	Commercial Rezoning in Process
TMI	$10.00 SF (Estimated)
Lease Rate	Contact Listing Agent for Details

For more information, please contact:

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Fraser Vrenjak
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DEMOGRAPHICS

POPULATION

Criteria	Aggregation Type	Trade Area (1km Radius)	3 km	5 km	Waterloo (Census Division)
Total Population	Total	1.1K	30.8K	70.7K	535.2K
Daytime Population	Total	9.6K	35.1K	64.8K	400.2K

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**

Waterloo (Census Division): **38.50**

Ontario: **41.30**

Canada: **41**

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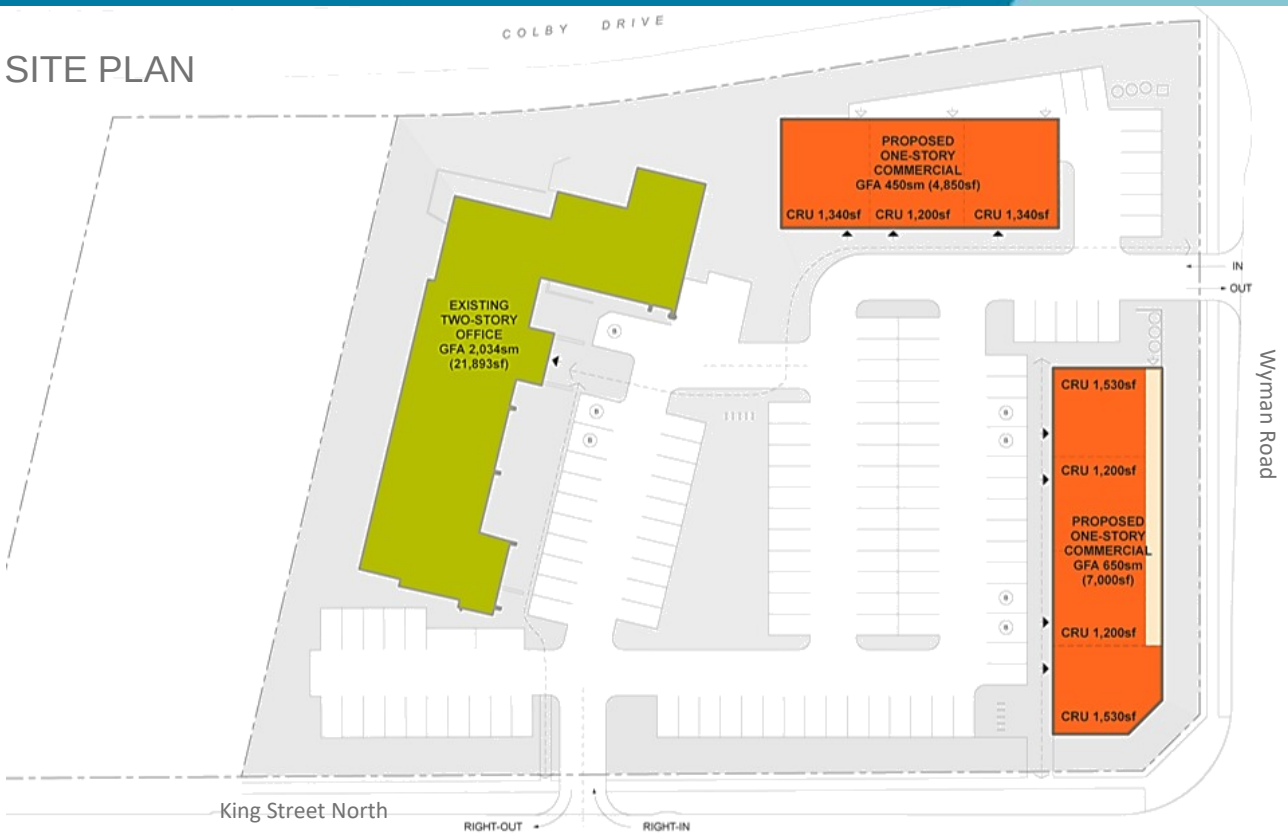
SITE PLAN



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