



FOR LEASE

600 Hespeler Road

Cambridge, Ontario



HOME

HIGHLIGHTS

SITE PLAN

LOCATION

For more information, please contact:

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Property Highlights

- Multiple size units available for lease
- Property is located on the main commercial corridor of Waterloo Region and in walking distance to multiple bus stops
- Traffic count of over 56,000 vehicles (2013)
- Easily accessible via HWY 401
- Primary trade area population is 129,819, with 48,591 households and an average household income of \$95,881
- Restaurants on site include Harvey's, Sunset Grill, Mucho Burrito, etc.
- Retailers on site include GoodLife Fitness, CAA, HomeSense, PetSmart, National Sports, Mastermind, Graton-Fraser, BMO, and Healthy Planet



Property Details

Suite Number	Square Footage	Price	TMI
75	1,872 SF	\$22.00 PSF	\$10.53 PSF
78	2,601 SF	\$22.00 PSF	\$10.53 PSF
81	3,857 SF	\$22.00 PSF	\$10.53 PSF

Criteria	1 KM	3 KM	5 KM
Population	2,345	31,899	82,865
Total Households	863	12,510	30,139
Household Spending	\$81,552	\$77,453	\$91,012
Household Income	\$86,265	\$81,905	\$96,187

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Site Plan

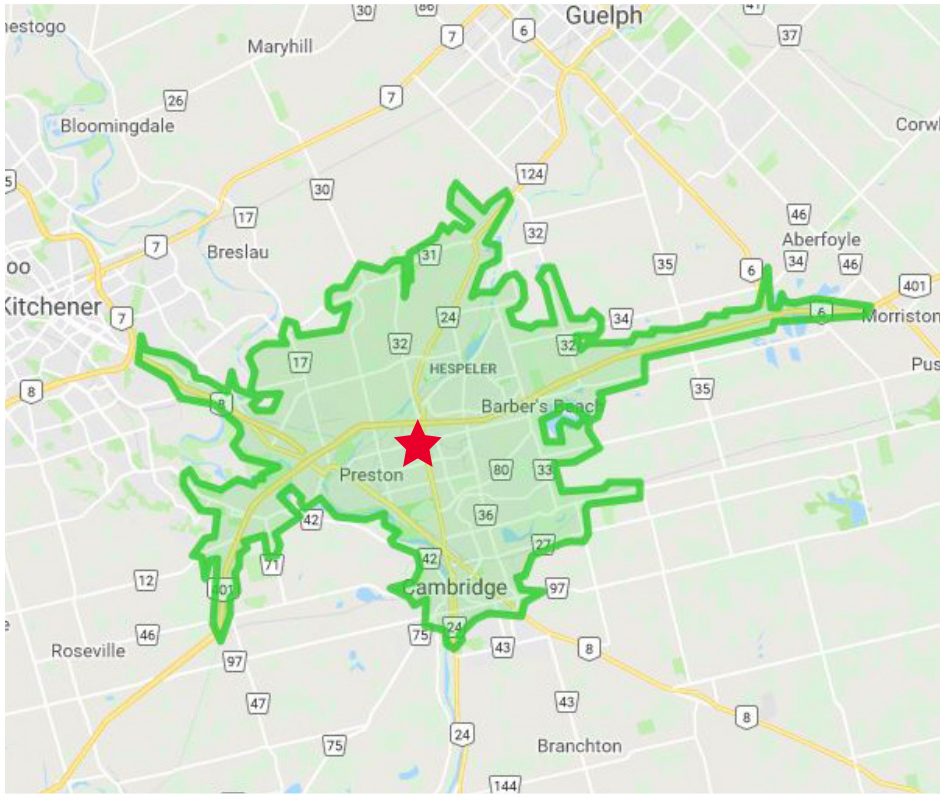


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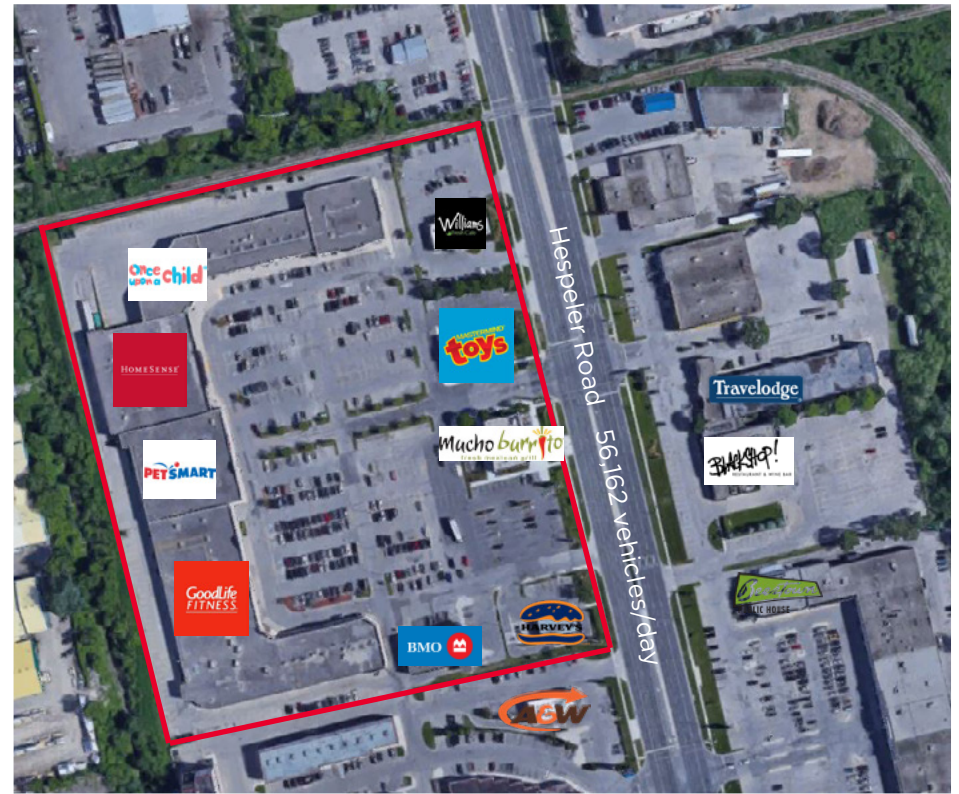
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Location



10-minute drive time



Aerial

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