

FOR LEASE | CORNWALL SQUARE SHOPPING CENTRE

Marcus & Millichap

Real Estate Investment Services Canada Inc.,
Brokerage

1 WATER STREET, CORNWALL, ON



PROPERTY HIGHLIGHTS INCLUDE:

- Central Cornwall Retail Anchor
- 2 Level Enclosed Centre
- Join Shoppers Drug Mart, Dollarama and many prominent Retail brands!
- Opportunities for Large Format, Grocery, Full Service Restaurant, Food Court, Retail, Medical/Dental and professional services
- Possession - Food Court - June 2023

General - varies from immediate to Spring 2025

- Rent and Term - subject to negotiation - speak to Marcus & Millichap
- Additional Rent - Interior - \$16.50 psf*
Exterior - \$9.50 psf*
*2023 Estimate
- Traffic Count - 35,000 cars per day past the Centre
- Parking - Over 250 surface and 950 deck parking spaces with easy second floor access via pedestrian over passes

EXCLUSIVELY LISTED BY: **RICHARD GETZ**

Vice President, Sales Representative
Leasing
Direct 613-364-2324
Richard.Getz@MarcusMillichap.com

CANDICE LERNER-FRY

First Vice President, Sales Representative
Leasing
Candice.LF@MarcusMillichap.com

FRASER PADDISON

Vice President, Broker
Leasing
Fraser.Paddison@MarcusMillichap.com

Ottawa Office:
275 Bank Street, Suite 301
Ottawa, Ontario K2P 2L6

Real Estate Investment Sales » Retail & Office Leasing » Research » Advisory Services » [MarcusMillichap.ca](https://www.MarcusMillichap.ca)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. ©2023 Marcus & Millichap. All rights reserved.

FOR LEASE | CORNWALL SQUARE SHOPPING CENTRE

Marcus & Millichap

Real Estate Investment Services Canada Inc.,
Brokerage

SITE PLAN



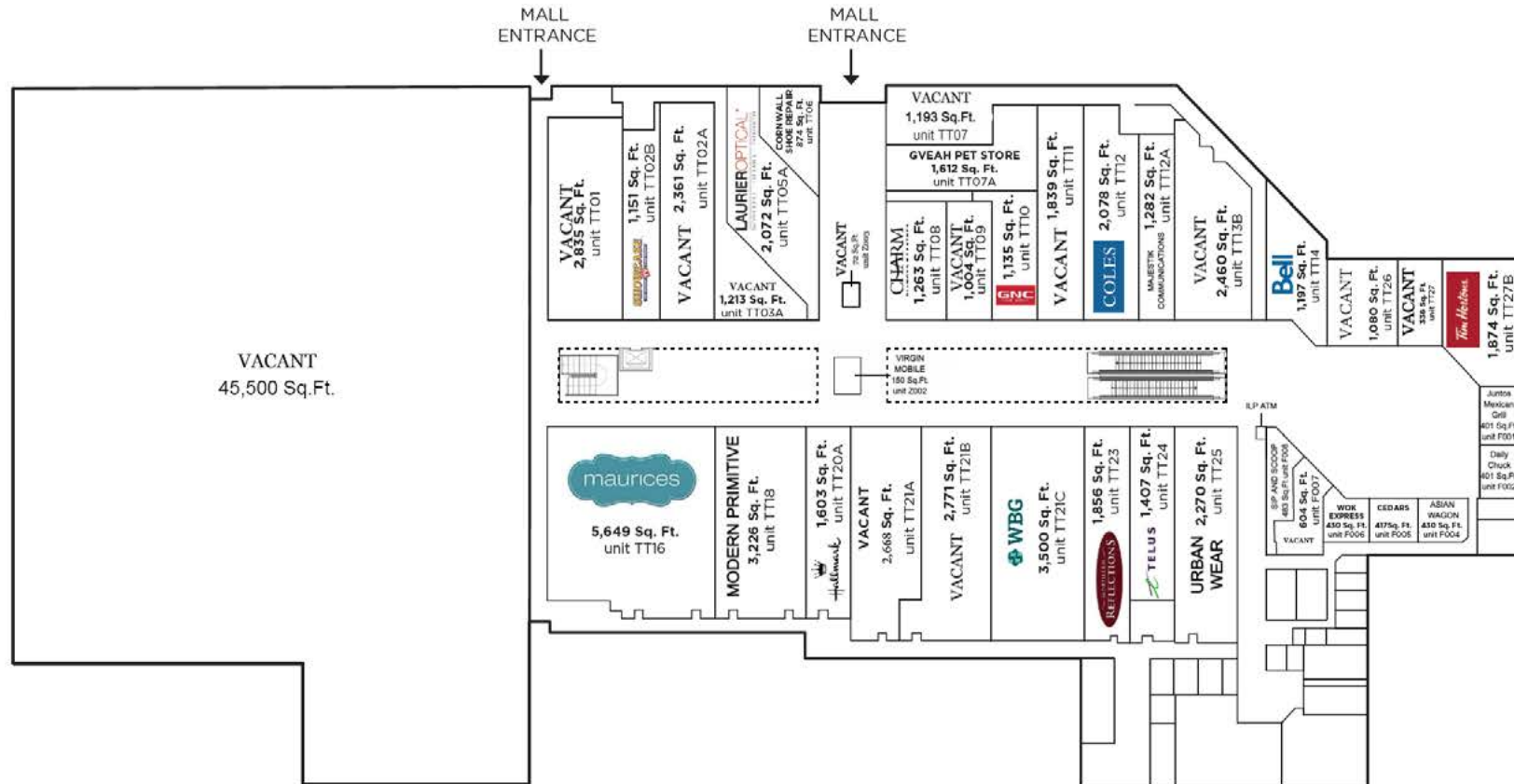
FOR LEASE | CORNWALL SQUARE SHOPPING CENTRE

Marcus & Millichap

Real Estate Investment Services Canada Inc.,
Brokerage

FLOOR PLAN

FOOD COURT



FOR LEASE | CORNWALL SQUARE SHOPPING CENTRE

Marcus & Millichap

Real Estate Investment Services Canada Inc.,
Brokerage

AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Cornwall is a growing community with an immediate population of 46,876 and almost 100,000 people living in the surrounding areas. The city has a unique geographic location at the convergence of the Ontario, Quebec and New York State borders; located on the banks of the St. Lawrence River, centrally located between Montreal and Ottawa, Cornwall serves as the main point of entry for Americans travelling to the eastern region of Ontario or western Quebec, both for tourism and business. A mainly industrial economy has given way in recent years to a growing tech sector as well as numerous service related companies setting up shop in Cornwall. Brookdale Avenue is a main north-south commercial corridor, linking HWY 401 directly to the Seaway International Bridge. The bridge is a vital transportation route for major industry in the region, as it handles over approximately 120,000 commercial and 2,500,000 passenger transits annually. Cornwall Square Shopping Centre is in the heart of the community with easy access from the major arterials of Water Street, Pitt Street, and Sydney Street.