



RETAIL SPACE FOR LEASE

FAIRLAWN CENTRE

2140 Carling Ave / 2144 Carling Ave, Ottawa, Ontario

NEW PHASE OF RETAIL DEVELOPMENT UNDER CONSTRUCTION AT THE FAIRLAWN CENTRE

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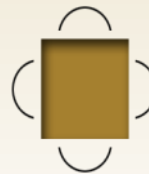
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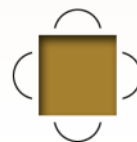
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Features/Available Unit



NEW PHASE OF RETAIL DEVELOPMENT AT FAIRLAWN CENTRE IS UNDER CONSTRUCTION WITH POSSESSION SCHEDULED FOR MARCH 2016. FAIRLAWN CENTRE IS LOCATED ON THE SOUTH SIDE OF CARLING AVENUE BETWEEN FAIRLAWN & AARON AVE., ACROSS FROM THE CARLINGWOOD SHOPPING CENTRE. THE CENTRE IS LOCATED ON A BUSY ARTERIAL ROAD THAT HAS AN AVERAGE ANNUAL DAILY TRAFFIC COUNT OF 30,000 CARS.

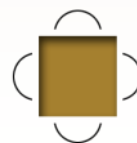
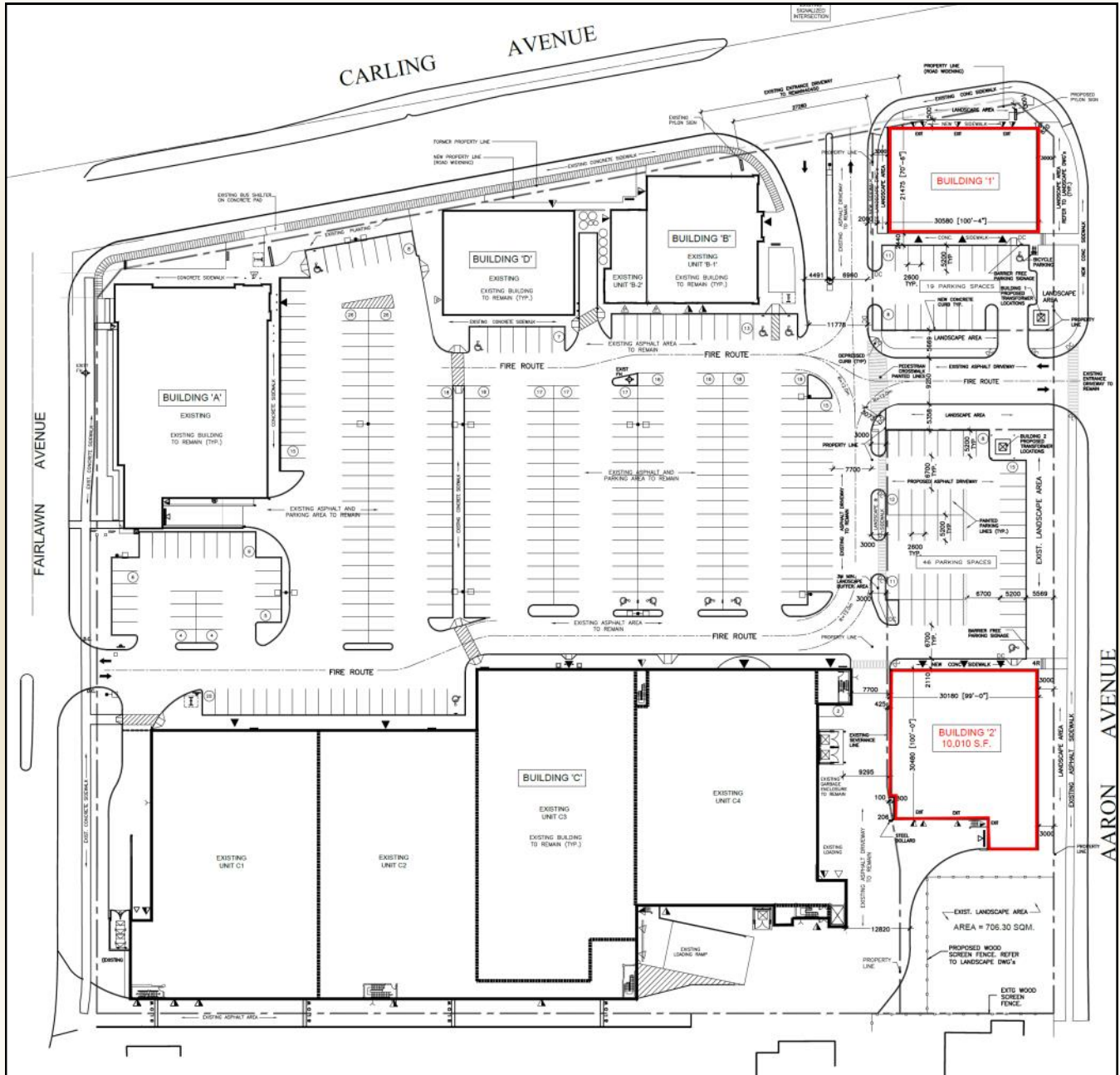
- Join LCBO, TD Canada Trust, Shoppers, Staples, Bulk Barn, Harvey's and Swiss Chalet
- TMI \$13.50 (estimate 2015)
- Spaces Available 1,000—10,010 square feet
- Building "1" is under construction, possession March 2016. One unit remaining, 3,400 S/F could be sub-divided to 1,000 or 2,400 square feet.
- Building "2" can be sub-divided to a minimum unit size of 4,000 square feet



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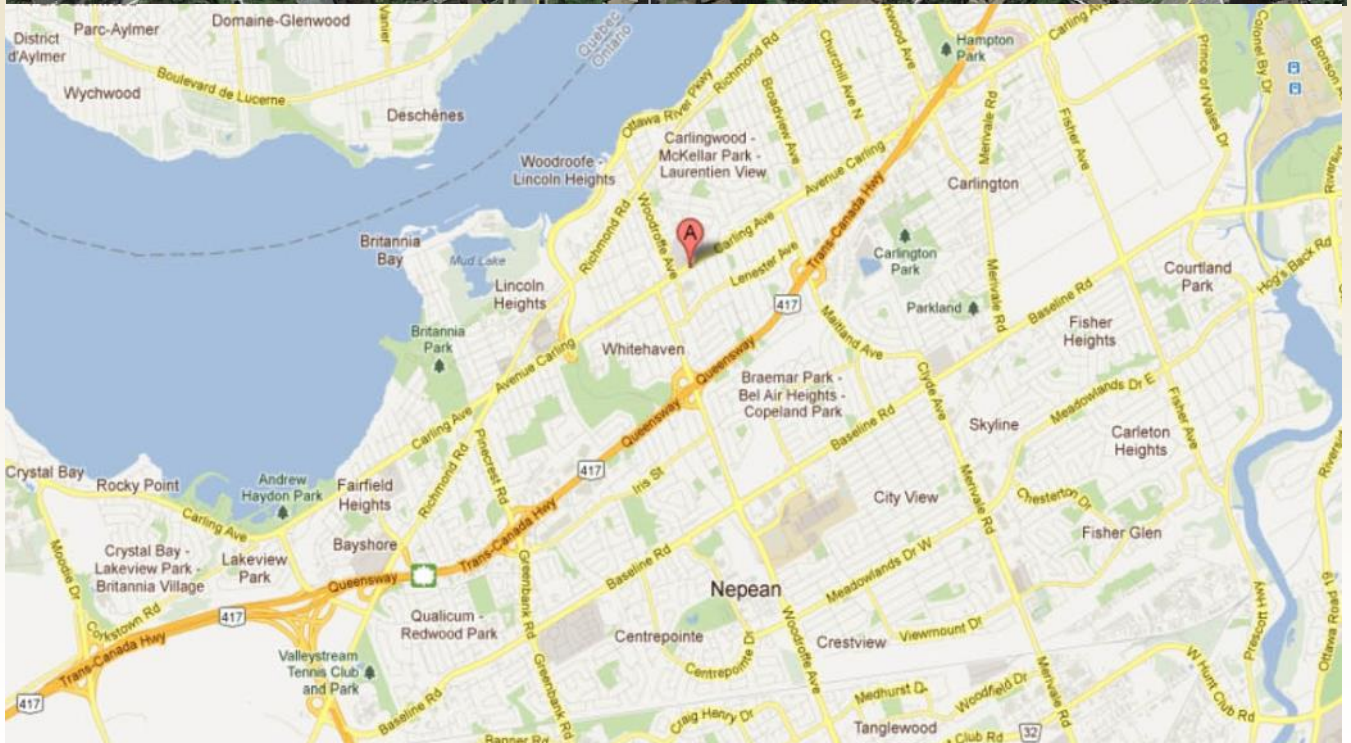
Site Plan



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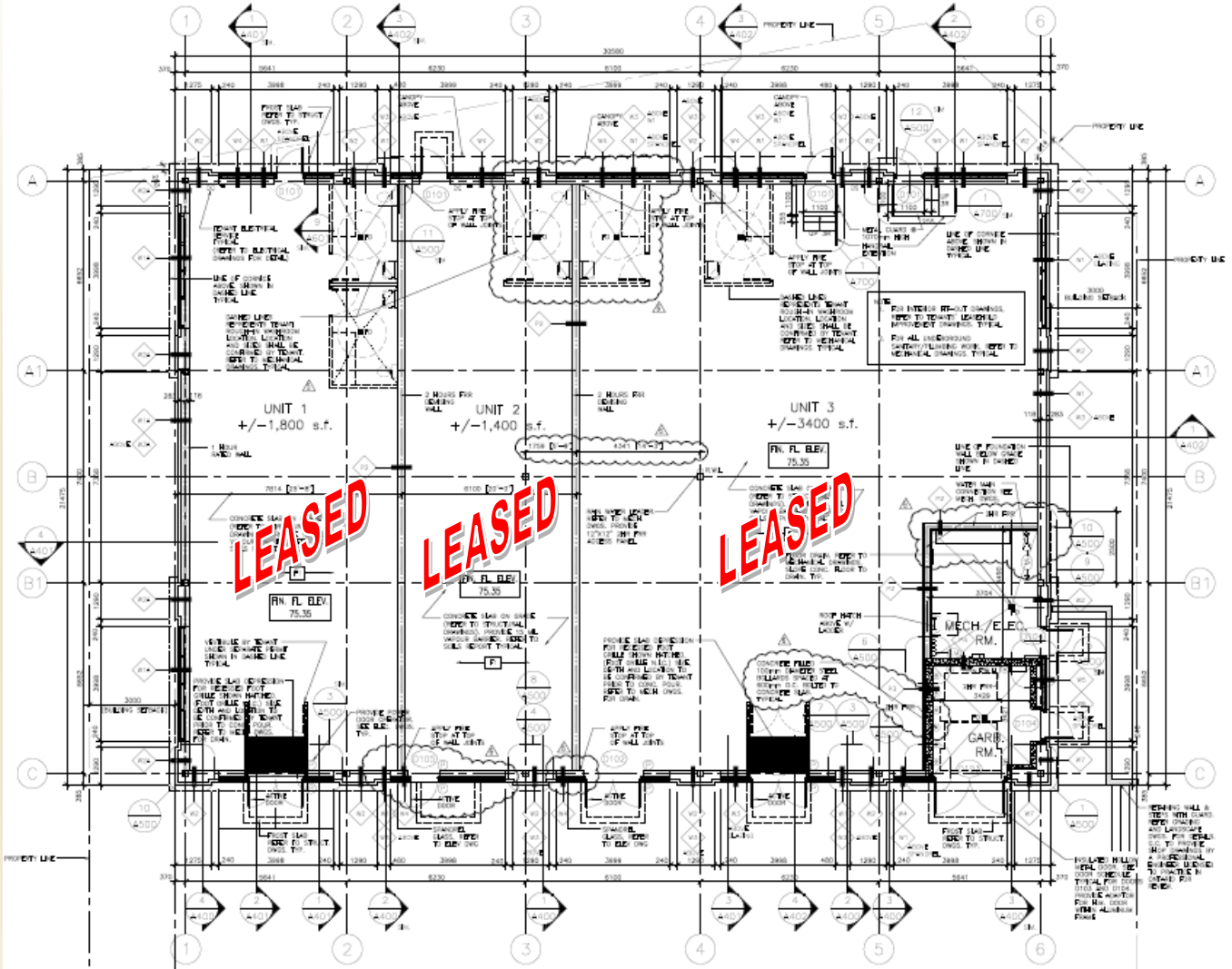
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Aerial



2140 Carling Ave

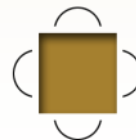
Floor Plan - Building "1"



UNIT	SIZE	STATUS	Width	Length
Unit 1	1,800 S.F.	Leased	26'-0"	70'-0"
Unit 2	1,400 S.F.	Leased	20'-0"	70'-0"
Unit 3	3,400 S.F.	Leased		70'-0"

2140 Carling Ave

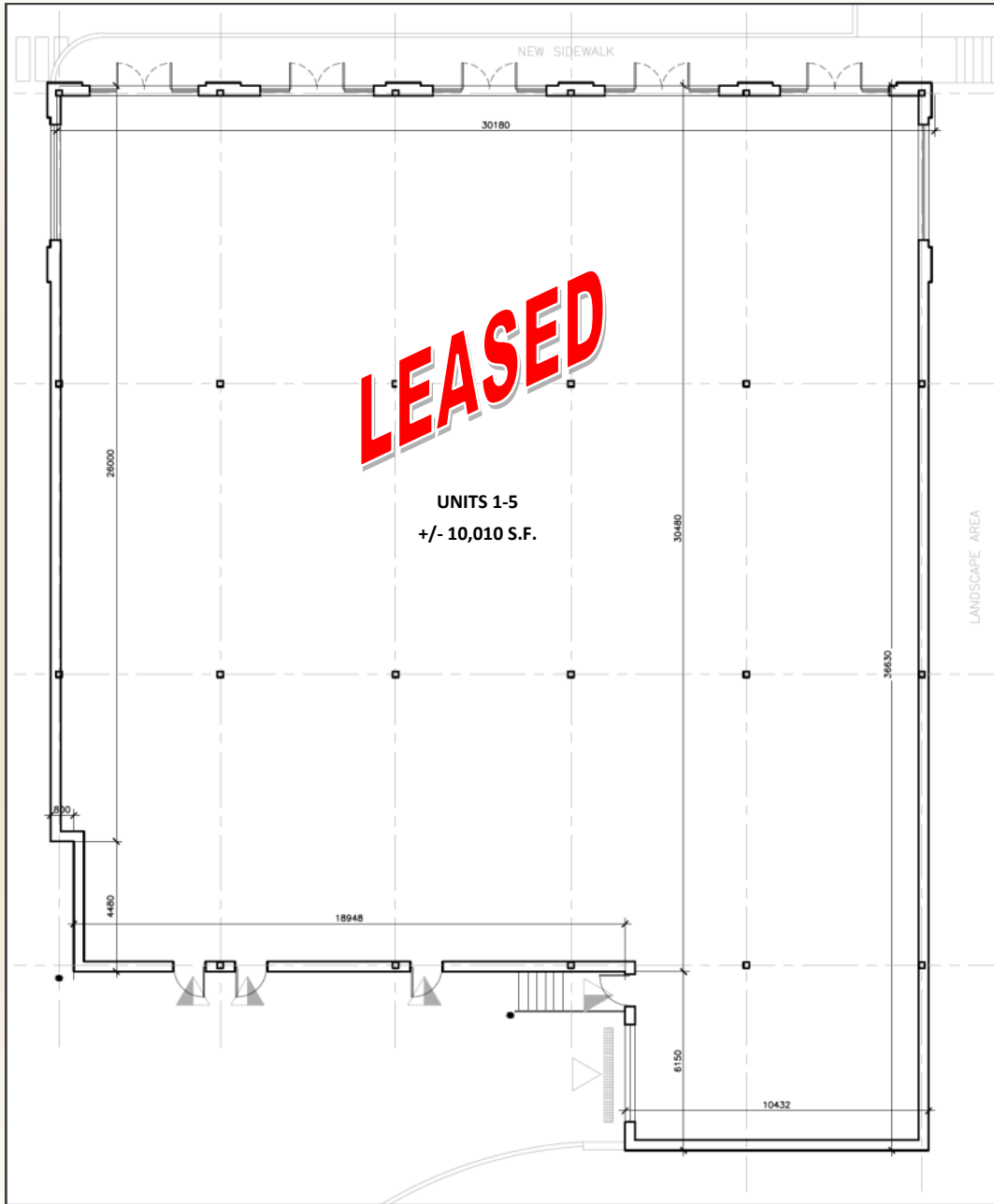
Elevations - Building "1"



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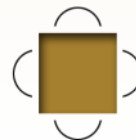
Floor Plan - Building "2"



UNIT	SIZE	STATUS	Width	Length
Units 1-5	+/- 10,010 S.F.	Leased	99'-0"	100'-0" / 120'-0"

2144 Carling Ave

Elevations - Building "2"



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Demographics

2013 Demographic Snapshot	2140 - 2148 Carling Ave, Ottawa, ON 3 kilometer ring		2140 - 2148 Carling Ave, Ottawa, ON 5 kilometer ring		2140 - 2148 Carling Ave, Ottawa, ON 7 kilometer ring	
		%		%		%
Total Population						
2008 estimated	72,216		175,267		259,194	
2013 estimated	74,090		181,246		270,223	
2018 projected	77,485		189,521		284,957	
% Pop. Change (2008-2013)	2.6%		3.4%		4.3%	
% Pop. Change (2013-2018)	4.6%		4.6%		5.5%	
2013 Total Population by Age	74,090		181,246		270,223	
0 to 4 years	3,385	4.6%	9,007	5.0%	13,199	4.9%
5 to 19 years	10,234	13.8%	27,540	15.2%	40,327	14.9%
20 to 24 years	5,753	7.8%	14,377	7.9%	21,366	7.9%
25 to 34 years	11,126	15.0%	28,041	15.5%	42,733	15.8%
35 to 44 years	9,434	12.7%	23,726	13.1%	36,157	13.4%
45 to 54 years	10,614	14.3%	26,252	14.5%	39,276	14.5%
55 to 64 years	9,216	12.4%	22,076	12.2%	33,307	12.3%
65 to 74 years	6,472	8.7%	14,980	8.3%	22,367	8.3%
75 years & over	7,856	11%	15,247	8%	21,492	8%
Median Age	42.0		40.0		39.9	
2013 Total Census Families	18,440		46,542		68,983	
Average Persons Per Family	2.8		2.9		2.9	
Total Couples	14,713	79.8%	37,383	80.3%	55,814	80.9%
Without children at home	7,240	39.3%	17,599	37.8%	26,148	37.9%
With children at home	7,473	40.5%	19,784	42.5%	29,666	43.0%
Lone-parent families	3,727	20.2%	9,159	19.7%	13,169	19.1%
Children Per Census Family	1.0		1.1		1.1	
2013 Educational Attainment (15 years+)	61,910		150,503		224,943	
Less than a bachelor degree	37,673	60.9%	90,228	60.0%	130,718	58.1%
Bachelor degree & higher	24,237	39.1%	60,276	40.0%	94,225	41.9%
2013 Households	34,303		78,629		119,233	
Persons per household	2.09		2.25		2.21	
Average household income	\$ 85,854		\$ 93,081		\$ 96,606	
2013 Occupied Dwellings	34,303		78,629		119,233	
Owned dwellings	18,241	53.2%	45,541	57.9%	69,319	58.1%
Rented dwellings	16,061	46.8%	33,088	42.1%	49,915	41.9%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1946-1960		1961-1970		1961-1970	
Dominant Demographics						
Official Home Language	English		English		English	
Non-official Home Language	Other Language...		Arabic		Other Language...	
Top 3 visible minorities	Black Chinese Arab		Black Chinese Arab		Black Chinese Arab	