

FOR LEASE

3730 DIEFENBAKER DRIVE

UNITS 5, 6 & 7

up to ± 4,969 SF*

$14.00/SF net

Where the neighbourhood already shops. Be part of their routine.

Set in the middle of Confederation Park's residential community, this strip mall space offers up to ± 4,969 SF* in a high-exposure location. Serviced by neighbouring Arbor Green apartments and steady stream of local traffic, it puts your business in front of customers who live, walk by, and shop here every day.

Ideal for personal services, retail, and office uses, enjoy prominent pylon signage, a built-in customer base, and ample on-site parking for easy stops. Current tenants include a convenience store, nail salon and spa, and take-away restaurant, keeping people coming through all day.

*Demisable to suit your concept (subject to landlord approval).
See floor plan for possible configurations.

Area Demographics

3km Radius

$89,239
Average Household Income

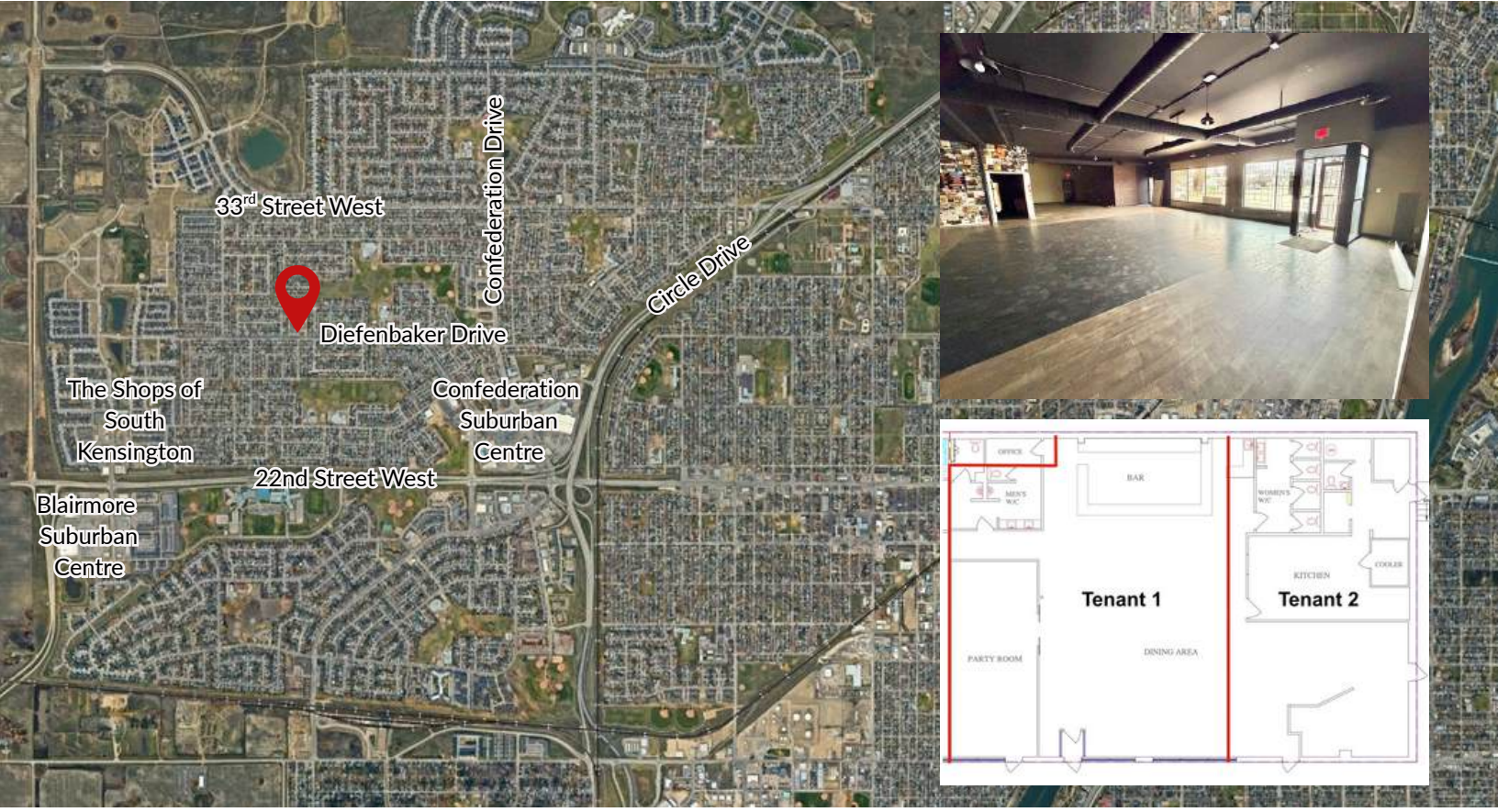
39,826
Population

70.8%
Homeownership

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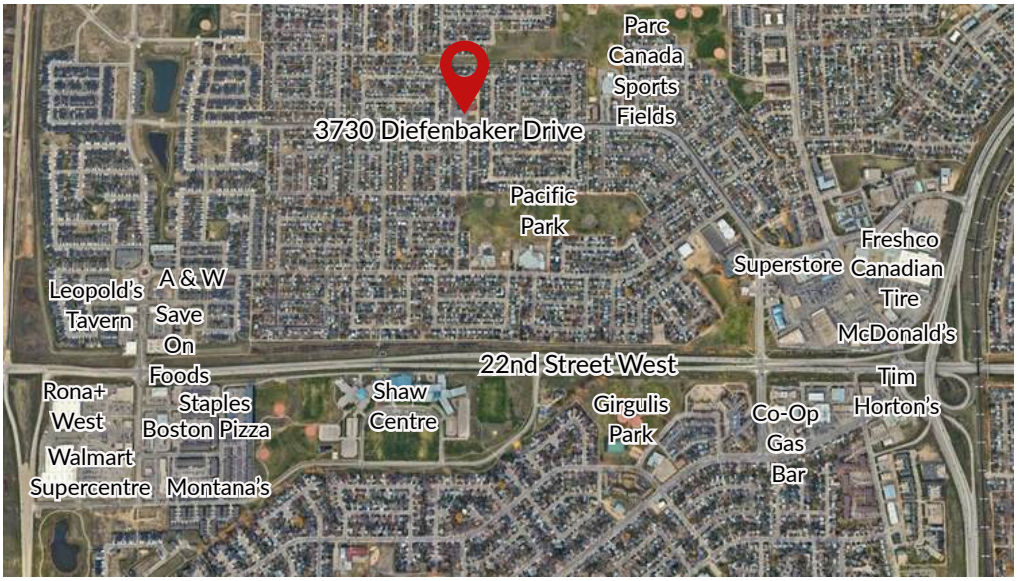
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Features:

- Available Size: up to ± 4,969 SF
- Vestibule
- Office
- New LED lighting
- 3 phase power
- Plenty of parking
- Signage opportunity
- Landlord will demise for qualified tenants
- TI allowance for qualified tenants

*Food service retail at the Landlord's discretion



Zoning: B2
Possession: Arranged
Surface Parcel: 131990553

Occupancy Costs: $15.62/SF
Lease Rate: $14.00/SF net

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