



6690 MITCH OWENS ROAD
GREELY, ON

PROPERTY OVERVIEW

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|-----------------------|---|
| ADDRESS: | 6690 Mitch Owens Road, Greely ON |
| LAND SIZE: | Approx. 189,000 sq. ft. (4.34 AC) (Possibility to divide, min. 1 acre) |
| FRONTAGE: | Approx. 300 ft. on Mitch Owens Road |
| DEPTH: | Approx. 630 ft. |
| ZONING: | RC3[195r] – Rural Commercial |
| SUBLEASE RATE: | \$0.60 per sq. ft. (with escalations) |
| TOPOGRAPHY: | Relatively flat and partially cleared. Sublandlord will consider improving the land for an extra charge. |

PROPERTY LOCATION

The subject property is located in Greely, near where Albion Road meets Mitch Owens Road. This location gets heavy vehicular traffic during the day and is easily accessible by car and public transportation.

6690 Mitch Owens Road is just an 8-minute drive from the Rideau Carleton Casino and the Hard Rock Hotel & Casino.

The site is also within a short drive from the residential communities of Greely (3-minute drive), Findlay Creek (9-minute drive), Riverside South (15-minute drive), Manotick (18-minute drive), and Barrhaven (20-minute drive).

DEMOGRAPHICS

| Radius | 2 KMS | 5 KMS | 10 KMS |
|------------------------------|-----------|-----------|-----------|
| Population (2023) | 3,257 | 15,781 | 89,047 |
| Population (2028) Projection | 3,688 | 18,668 | 102,553 |
| Population (2033) Projection | 4,071 | 21,351 | 114,832 |
| Annual Growth (2023-2028) | 2.6% | 3.7% | 3.0% |
| Daytime Population | 2,152 | 11,777 | 63,622 |
| Average Household Income | \$164,970 | \$158,892 | \$144,269 |



LOCATION



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