



600 | **HESPELER ROAD**
CAMBRIDGE, ONTARIO



RETAIL SPACE FOR LEASE

1,872 sq.ft. to 3,898 sq.ft

Available immediately

Fraser Vrenjak

Sales Representative

Cushman Wakefield, Waterloo Region

fraser.vrenjak@cushwakewr.com

Direct: 1-519-804-4355

Cell: 1-519-650-5250



**CUSHMAN &
WAKEFIELD**
Waterloo Region

Highlights



Walking distance to bus stations



On the busiest street in Cambridge
Traffic count of 53,000 vehicles
Easily accessible via Hwy. 401



Primary trade area population: 129,819
Number of households: 48,591
Average household income: \$95,881
Pedestrian traffic count: 6,428,000



Many on-site eateries:

- Harvey's
- Sunset Grill
- Mucho Burrito
- Tiki-Ming



Join the long list of retailers:

- GoodLife Fitness
- CAA
- HomeSense
- PetSmart
- National Sports
- Mastermind
- Graton-Fraser
- BMO
- Healthy Planet (opening soon)

Opportunity

Unit 75	1,872 sq.ft.
Unit 78	2,601 sq.ft.
Unit 81	3,898 sq.ft. (Dec. 1/19)

Lease Details

Taxes & Operating: \$10.53/sq.ft. per annum
Available: Immediately (unless otherwise indicated)



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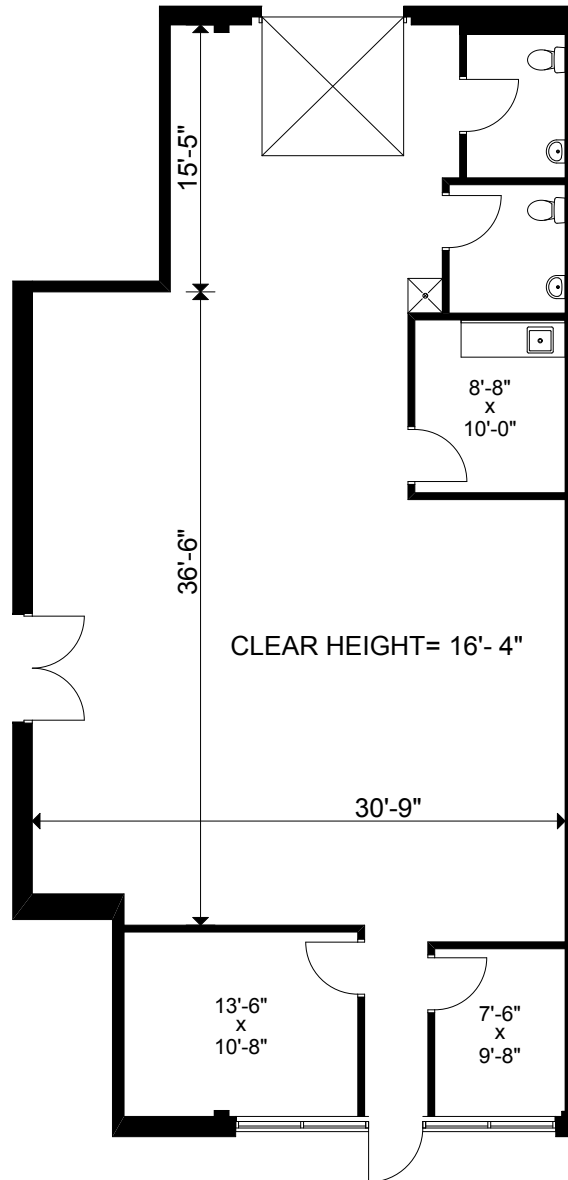
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Unit 75

1,872 sq.ft.



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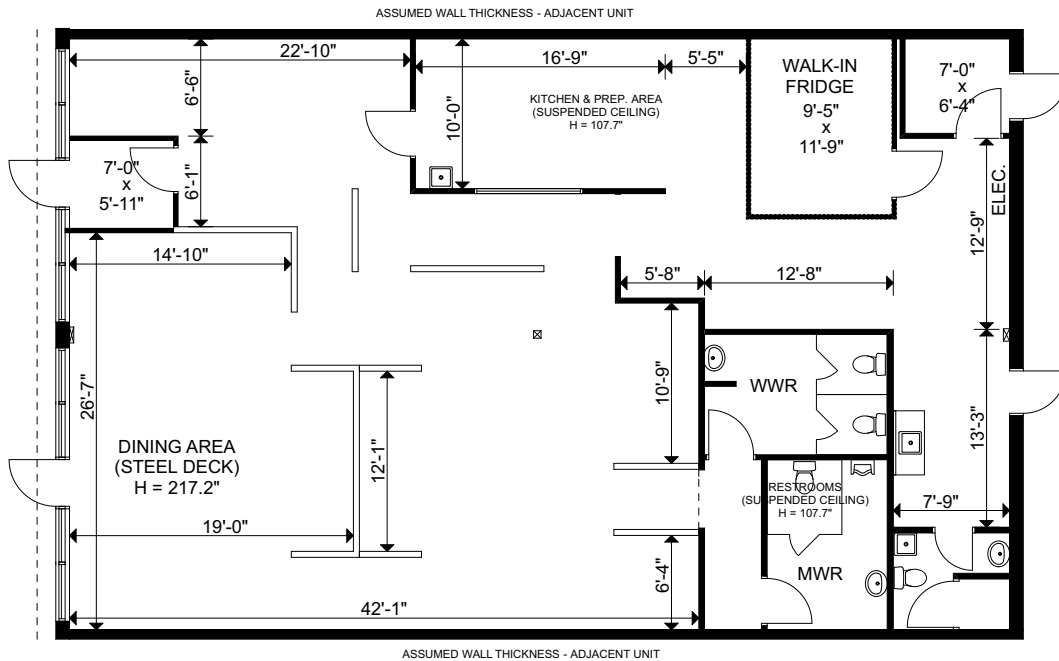
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Unit 78
2,601 sq.ft.



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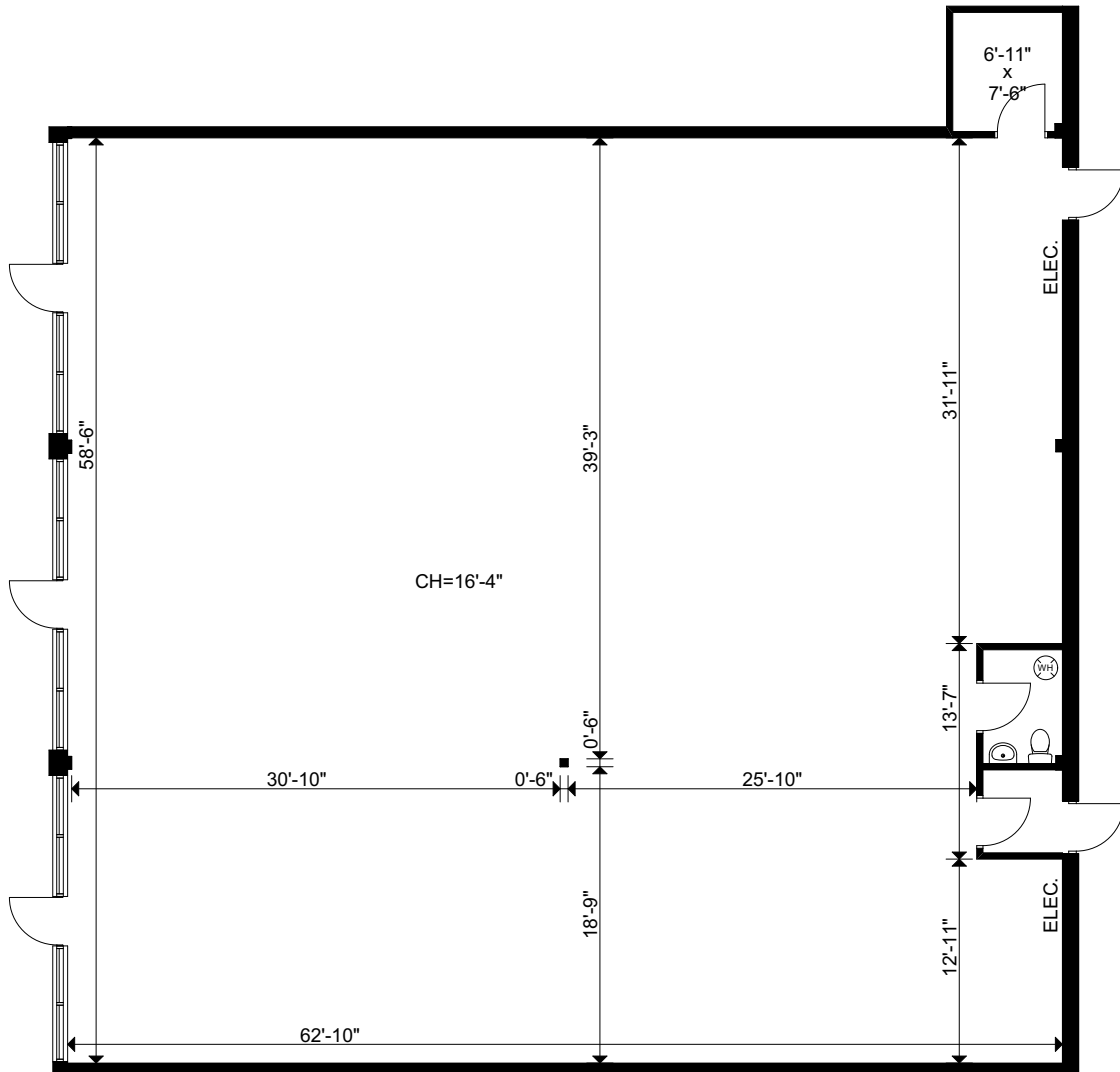
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Unit 81

3,898 sq.ft. (Dec. 1, 19)



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