

# FOR LEASE | RETAIL SPACE

Marcus & Millichap

Real Estate Investment Services Canada Inc.,  
Brokerage

## 3789 WATER STREET, PETERBOROUGH, ON



## PROPERTY HIGHLIGHTS INCLUDE:

- New retail development in North Peterborough at gateway intersection to Stony Lake and cottage country
- Adjacent to north entrance and parking for Trent University. Home to 10,200 students and 1,600 employees (3rd largest employer in Peterborough)
- Up to 13,724 SF with possession estimated for Summer 2025
- Drive-thru opportunity available
- Intersection of Water Street and Woodland Drive to be lighted and fully urbanized by 2023
- Close to upscale University Heights neighbourhood with significant new developments including Woodlands Acres, Summer Lane with 54 townhomes and 71 luxury rental suites as part of this development
- Application submitted for 224 bed long term care facility across Woodland Drive as first phase of large development known as Trent University Seniors Village
- Total 2021 population within 5 kilometers of 21,880, representing a 12% increase over 2016

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## SITE PLAN



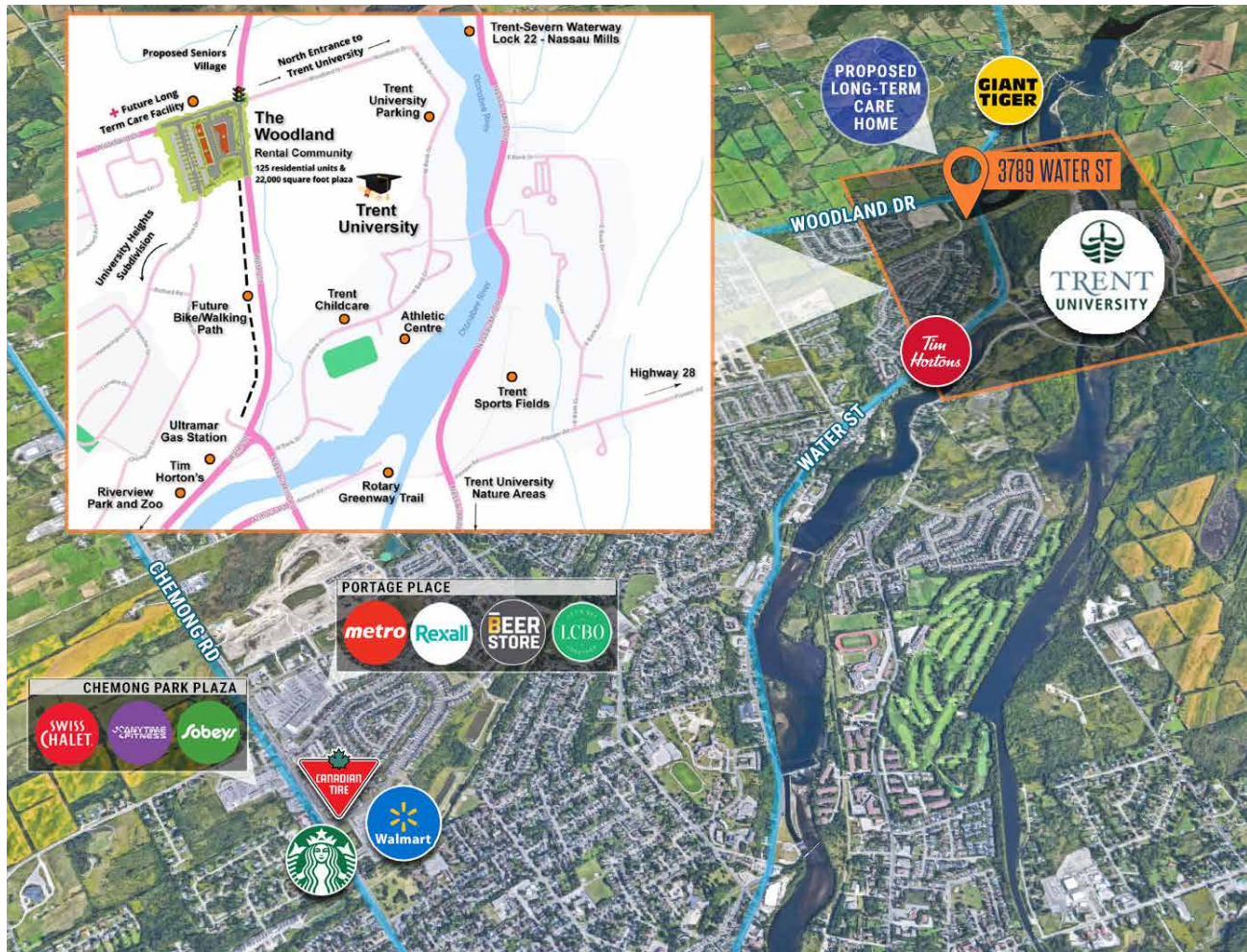
UNIT/BUILDING	STARTING RENTAL RATE	ESTIMATED ADDITIONAL RENT	POSSESSION
Up to 13,724 SF	\$28-36 PSF NNN	\$14 PSF	Summer 2025
Up to 3,760 SF with drive-thru	\$36-40 PSF NNN	\$14 PSF	Summer 2025

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## AERIAL VIEW OF NEIGHBOURHOOD



## SNAPSHOT OF AREA

Boasting the 32nd largest CMA in Canada (pop. 121,721 in 2016), Peterborough is located in one of Canada's premier lake districts, Kawartha Lakes, and provides an abundant sport, recreation, and art/cultural opportunities. The Regional Health Centre, Ontario Ministry of Natural Resources and Trent University are among Peterborough's largest employers, while multi-national companies such as Siemen, Rolls Royce, General Electric, and Quaker Oats serve as additional economic drivers for the city. The city is home to two major educational institutions, Trent University and Fleming College (student pop. +/- 16,000), and is also rapidly becoming a bedroom community to workers commuting to Oshawa and East Toronto along highways 115 and 412. The influx of residents choosing to commute from Peterborough, in combination with the city's status as the gateway to the Kawartha Lakes cottage region and surrounding rural communities has made Peterborough a major shopping destination for the region. All three of Peterborough's shopping centres have undergone major renovations in recent years. Additionally, WalMart, Costco, and Real Canadian Superstore have significant presence in the city and add to the city's draw as a retail destination.