FOR LEASE



873 FAIRWAY RD N, KITCHENER



PRIME RETAIL UNIT FOR LEASE WITH GREAT EXPOSURE

Prime opportunity to lease a newly built retail unit at 873 Fairway Road N, Kitchener. This unit offers a great chance to establish your business in a brand-new, professionally designed retail/office plaza. The property is located in the heart of Lackner Woods directly across the street from Chicopee Hills Public School and down the road from a to-be-built Catholic School scheduled to open September 2026.

The plaza benefits from plenty of foot traffic and drive-by exposure, making it suitable for retail users. Within close proximity to HWY 8, HWY 401, and the Region of Waterloo International Airport. Benefit from COM-2 zoning which allows for a wide range of uses, including, but not limited to, retail uses, office uses, restaurants, health clinics, fitness centres, etc. Also, there is exceptional pylon, building and unit signage, providing tenants with premium exposure and visibility to oncoming traffic.

This space is an excellent opportunity for your business and this unit also has exclusivity within the plaza for a walk-in/medical clinic.

AVAILABLE SPACE | 1,461 SF

ZONING | COM-2

LEASE RATE | \$36.00 / SF Net

ADDITIONAL RENT | \$13.00 / SF









Ample Parking



Flexible Possession / Lease Terms



Prime Exposure



Exclusivity for Walk-in/Medical Clinic in the Plaza



Signage Opportunities

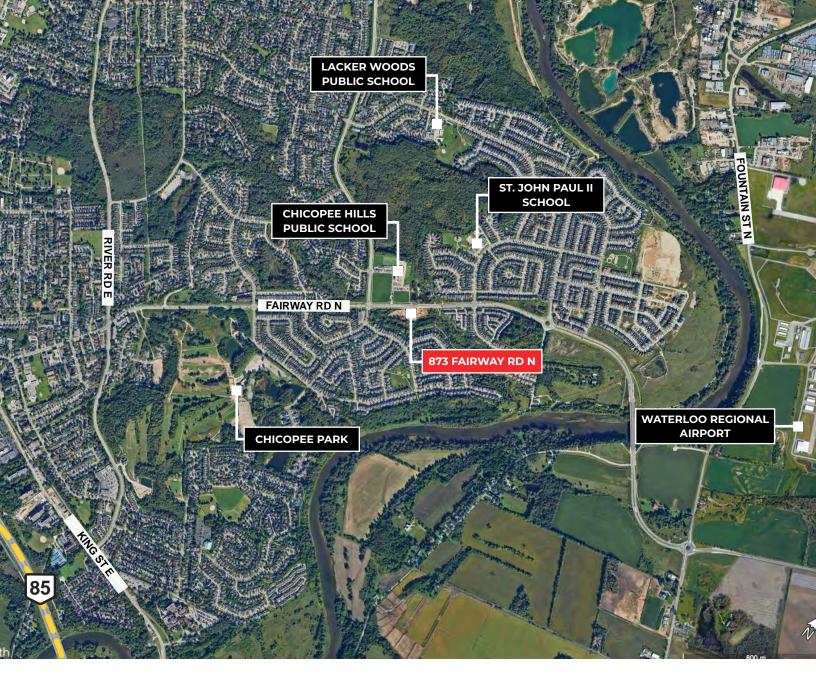


Abundance of Natural Light

PERMITTED USES

(Complete list available upon request)

- Artisan's Establishment
- Catering Service Establishment
- Commercial Entertainment
- Convenience Retail
- Commercial School
- Craftsperson Shop
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Health Clinic
- Light Repair Operation
- Retail



Contact us for more information



Jack Hayward
Sales Representative
519.270.3314
jack.hayward@whitneyre.com



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com



WHITNEY & Company Realty Limited, Brokerage 103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com