

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 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



Prime  
Exposure



Signage  
Opportunities



Flexible  
Possession /  
Lease Terms



Exclusivity for  
Walk-in/Medical  
Clinic in the Plaza



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



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\*\*Broker \*Sales Representative