

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

873 FAIRWAY RD N, KITCHENER - UNIT D-114



## 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.

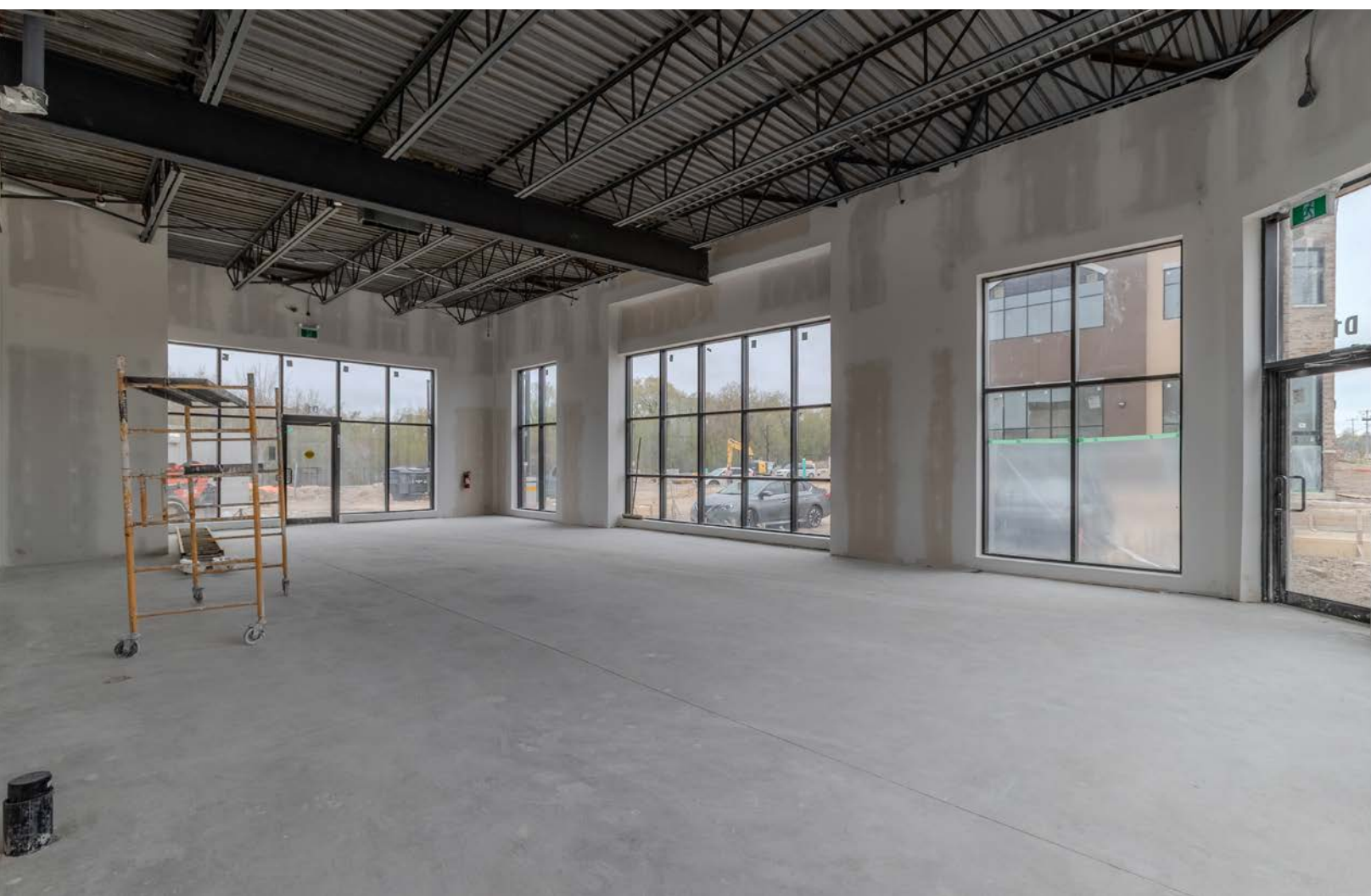
This space is an excellent opportunity for your business and this unit also has exclusivity within the plaza for a walk-in/medical clinic.

**AVAILABLE SPACE** | 1,461 SF

**ZONING** | COM-2






**LEASE RATE** | \$30.00 / SF Net

**ADDITIONAL RENT** | \$13.00 / SF



**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

 Ample Parking  
 Prime Exposure  
 Signage Opportunities  
 Flexible Possession / Lease Terms  
 Exclusivity for Walk-in/Medical Clinic in the Plaza  
 Abundance of Natural Light



Contact us for more information



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\*\*Broker \*Sales Representative