

# RETAIL FOR LEASE

## 601 Sackville Drive



Retail - For Lease

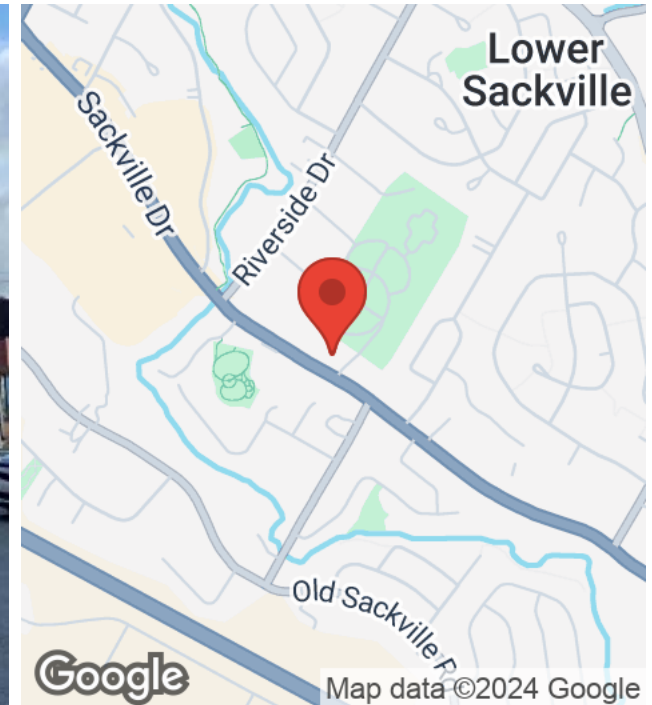
601 Sackville Drive, Lower Sackville, NS B4C 2S4

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>



# EXECUTIVE SUMMARY

601 SACKVILLE DRIVE



## OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Retail
<b>AVAILABLE SPACE:</b>	2,098 SF (Unit 1) 950 SF (Unit 3)
<b>YEAR BUILT:</b>	1986
<b>PARKING:</b>	52 Parking stalls
<b>LEASE RATE:</b>	\$28.00 PSF
<b>CAM &amp; TAX:</b>	\$10.00 PSF

## PROPERTY OVERVIEW

Diversified tenant mix with 8 commercial tenants including a nail bar, pharmacy, grocery store, meat shop, 2 x QSR restaurant's, wine supplier, and financial services.

- Professionally Managed
- Ample Parking
- Large double-sided pylon sign
- AADT: 16,000 Vehicles Per Day (2022 confirmed)

## LOCATION OVERVIEW

Lower Sackville is one of HRM's fastest-growing communities with a local population of over 46,568 people within a 5km radius. Sackville Drive is the major retail street serving the Lower Sackville area. Nearby major retailers include Canadian Tire, Sobeys, and Atlantic Superstore. Lower Sackville has experienced an annual population growth rate of 10% over the last 5 years.



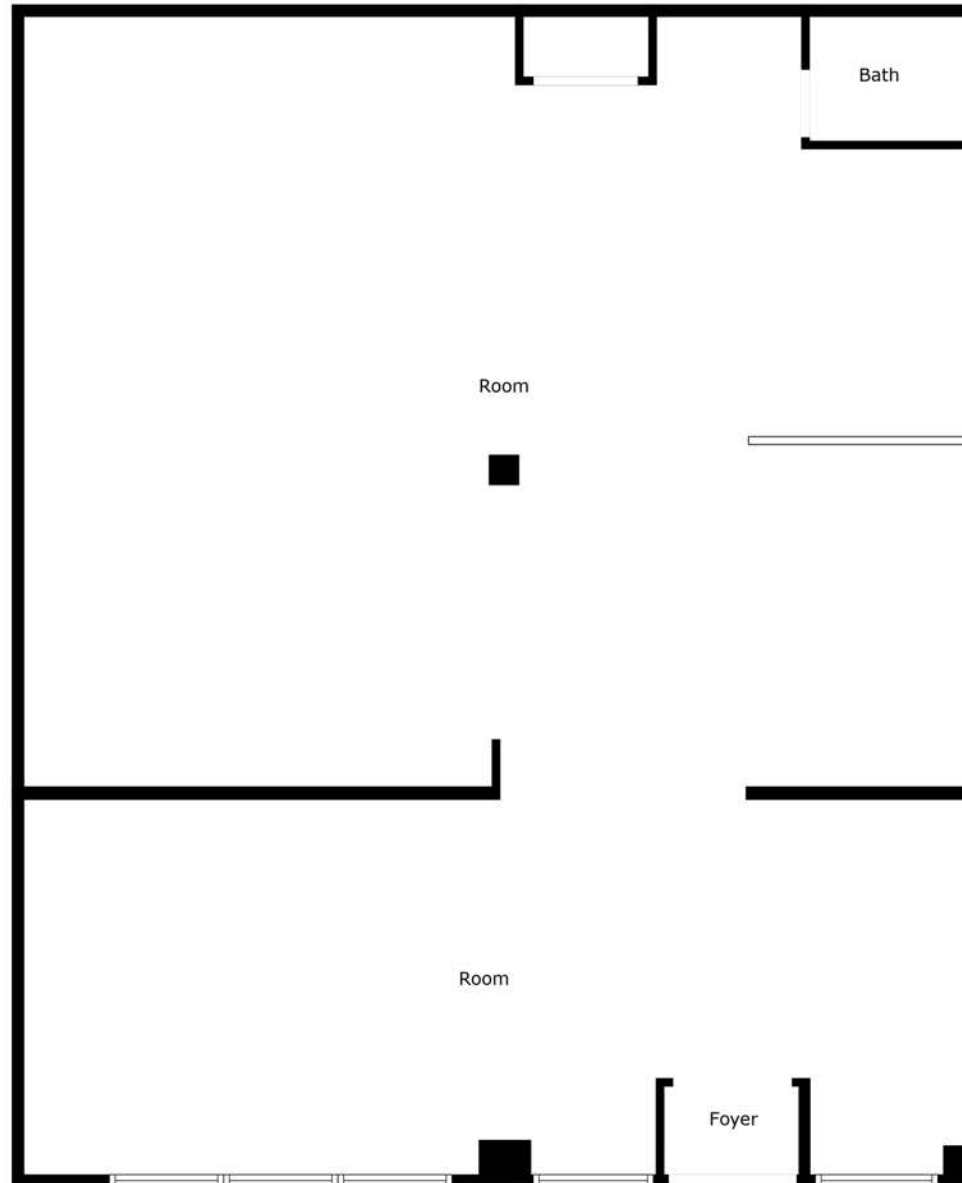
# PROPERTY PHOTOS - UNIT 1

601 SACKVILLE DRIVE



## FLOOR PLAN - UNIT 1

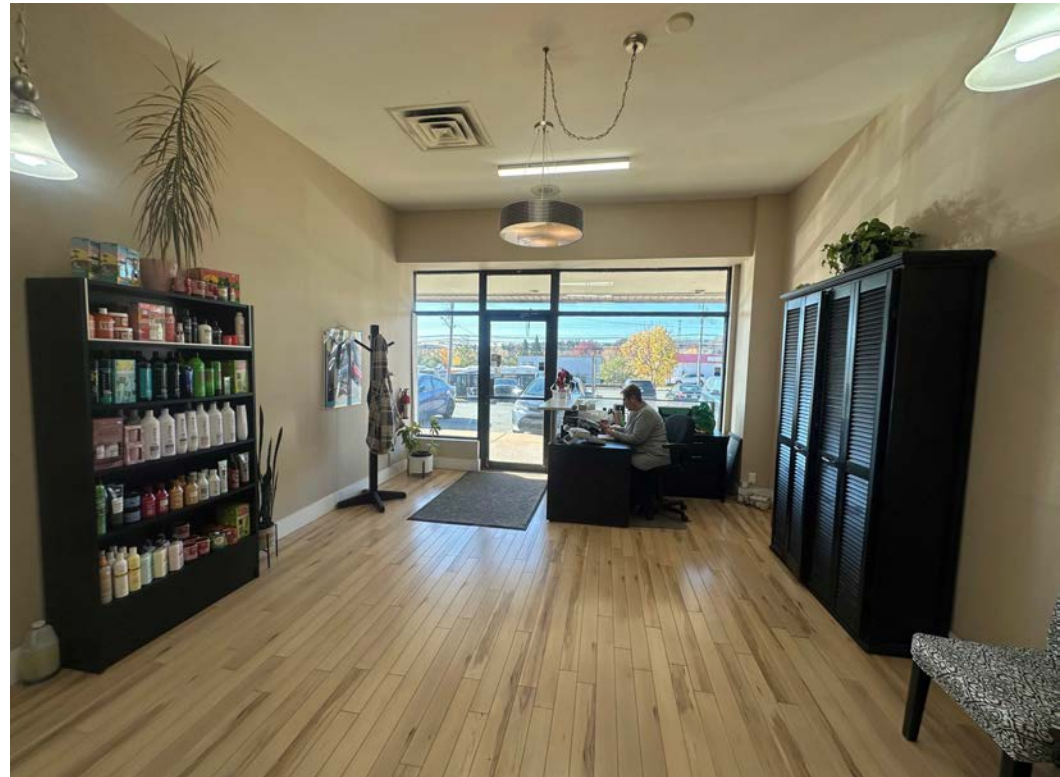
601 SACKVILLE DRIVE





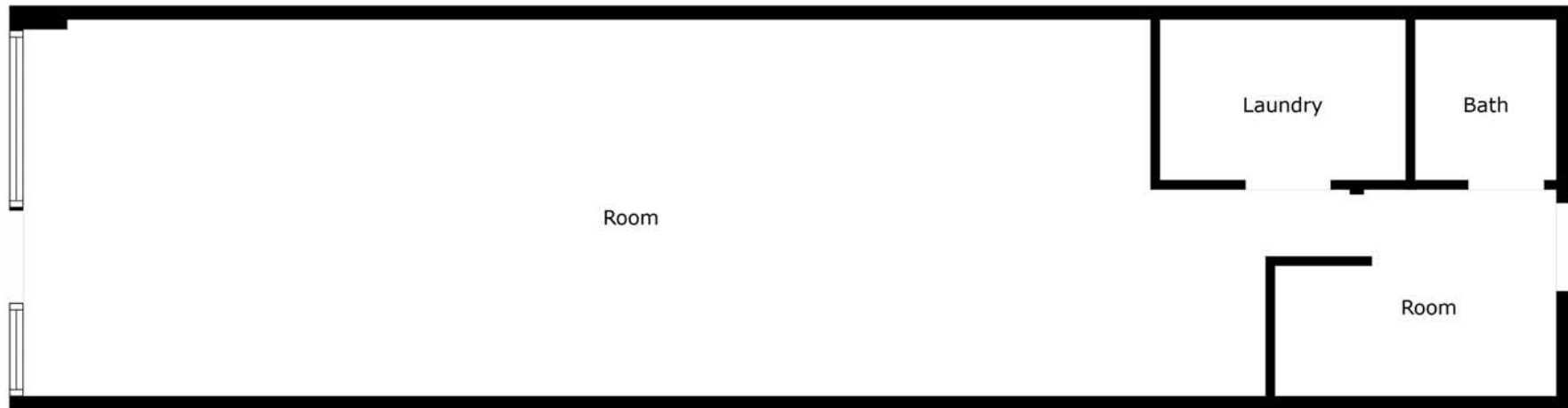
## PROPERTY PHOTOS - UNIT 3

601 SACKVILLE DRIVE



## FLOOR PLAN - UNIT 3

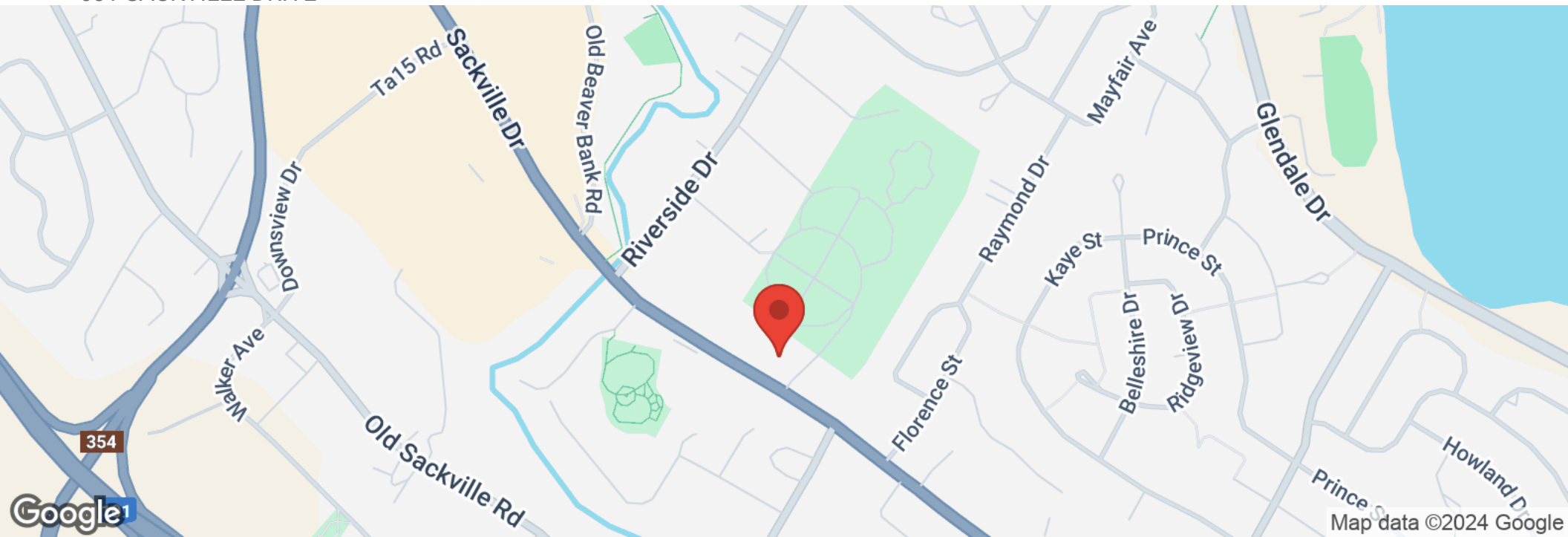
601 SACKVILLE DRIVE





## LOCATION MAPS

601 SACKVILLE DRIVE



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601 SACKVILLE DRIVE

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### KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1

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### PRESENTED BY:

#### **TOM GERARD, CCIM, SIOR**

Commercial Practice Manager  
O: (902) 407-2489  
C: (902) 830-1318  
tomgerard@kwcommercial.com  
Nova Scotia

#### **AYOB ASSALI**

Office & Retail Leasing  
O: (902) 456-2686  
a.assali@kwcommercial.com

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