

RETAIL FOR LEASE

601 Sackville Drive



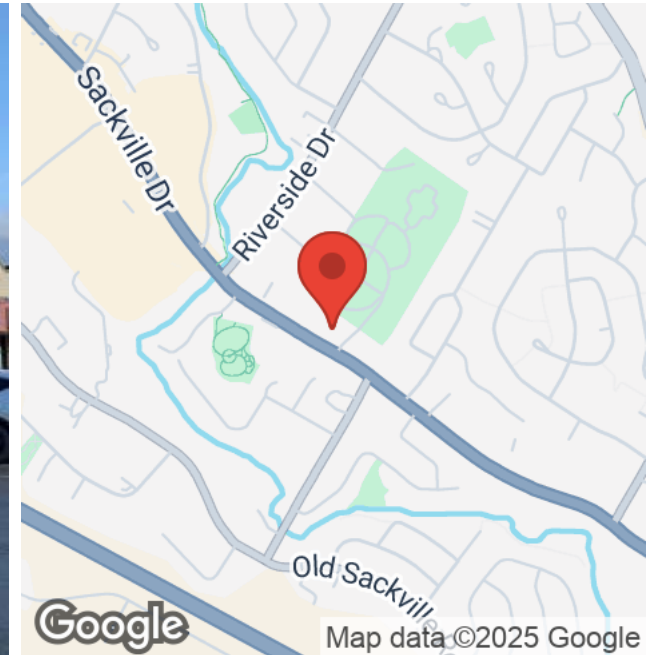
Retail - For Lease

601 Sackville Drive, Lower Sackville, NS B4C 2S4

kw COMMERCIAL
ADVISORS[®]

EXECUTIVE SUMMARY

601 SACKVILLE DRIVE



OFFERING SUMMARY

PROPERTY TYPE:	Retail
AVAILABLE SPACE:	2,098 SF (Unit 1)
YEAR BUILT:	1986
PARKING:	52 Parking stalls
LEASE RATE:	\$28.00 PSF
CAM & TAX:	\$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.

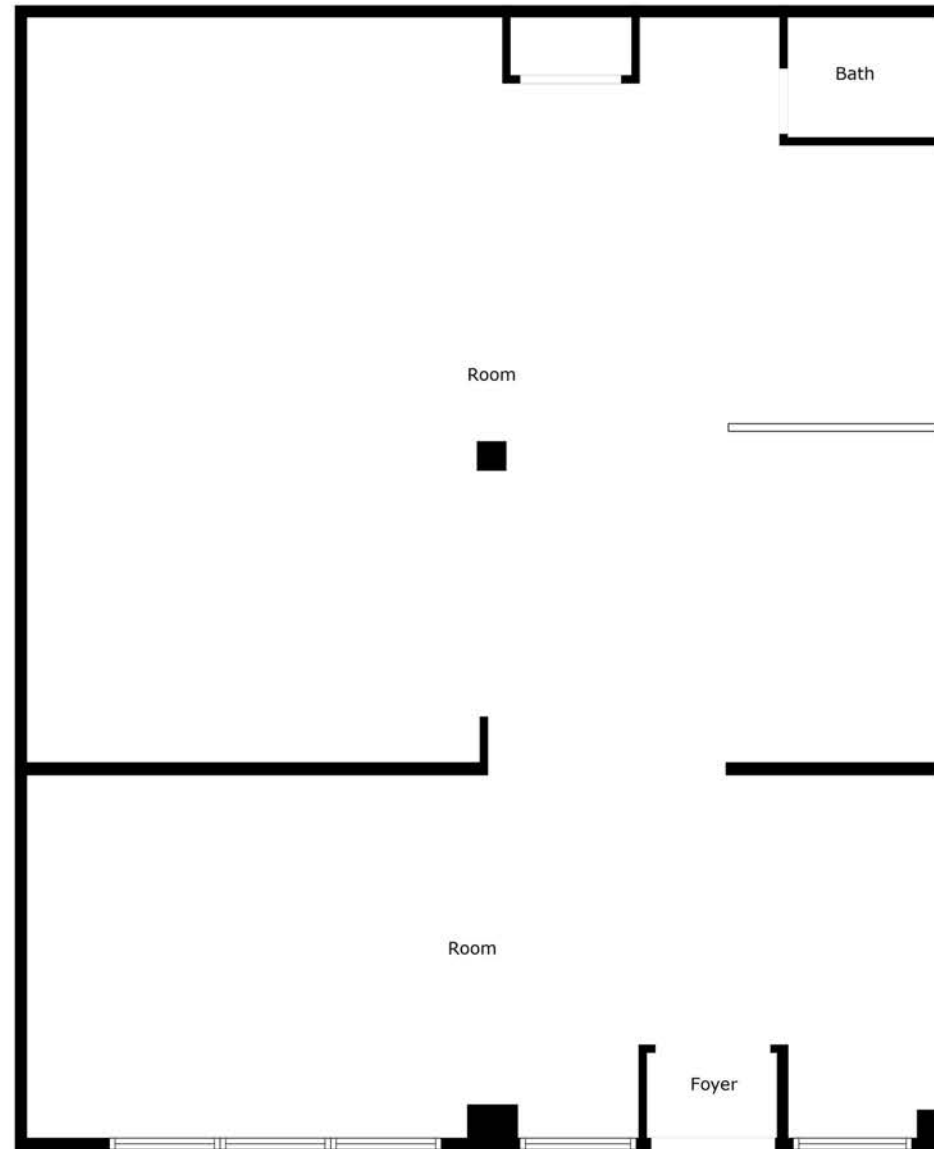
PROPERTY PHOTOS - UNIT 1

601 SACKVILLE DRIVE



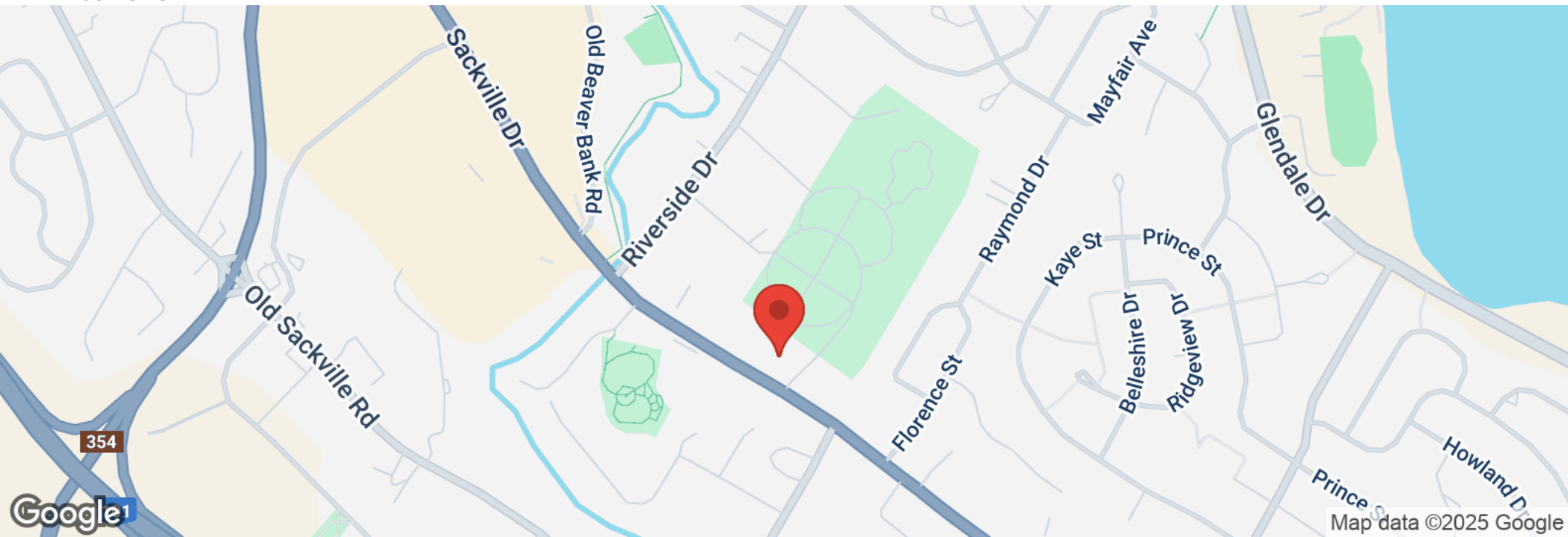
FLOOR PLAN - UNIT 1

601 SACKVILLE DRIVE



LOCATION MAPS

601 SACKVILLE DRIVE



DISCLAIMER

601 SACKVILLE DRIVE

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