

FOR LEASE

NEW RETAIL DEVELOPMENT



DOLLARAMA \$1 Plus

33235 17 HIGHWAY, Deep River, ON

Join established tenants with the growing demand for retail space in Deep River. Future growth lead by significant investment from CNL and AECL in the community.



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COMMERCIAL REAL ESTATE LTD., BROKERAGE

Michael Pearlman - Vice President - Broker

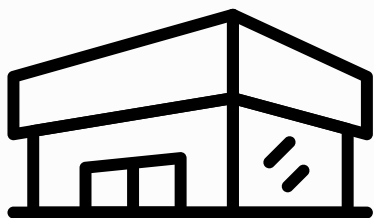
pearlmanmichael@gmail.com - C: (416) 567 5101 - O: (905) 607-0719

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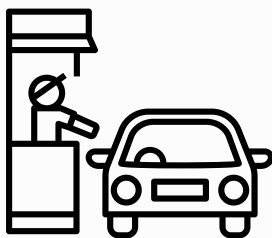
PRIME COMMERCIAL DEVELOPMENT LAND OPPORTUNITY IN DEEP RIVER, ON

Discover the potential of this high-visibility retail plaza located in the heart of Deep River's rapidly growing corridor. New Build Commercial Retail Development Located at Walker Rd and Hwy 17 in Deep River's Dominant Retail Node. To be anchored by a new format McDonald's and a new proto Dollarama store. There is a Prime Free Standing Drive Thru QSR Pad opportunity that can accomodate Nationally Branded Tenancy's In this High Profile Streetscape Location.



Brand New Build

- Various unit sizes available
- Many uses permitted



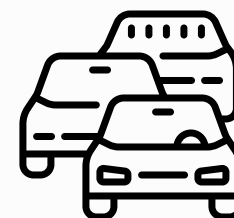
Drive-Thru

- Rare Drive-Thru opportunity available



Growing Demand

- Retail and residential growth demand from CNL & AECL investment



High Traffic

- Located off HWY 17 with strong commuter traffic

JOIN



&

DOLLARAMA



IN THE DEVELOPMENT

Available Units

Building A

A1

A2

A3

A4

A5

Building B

With Drive Thru

Leased Units

Building A6

Dollarama

(10,000 sq.ft.)

Building C

1

McDonald's

2

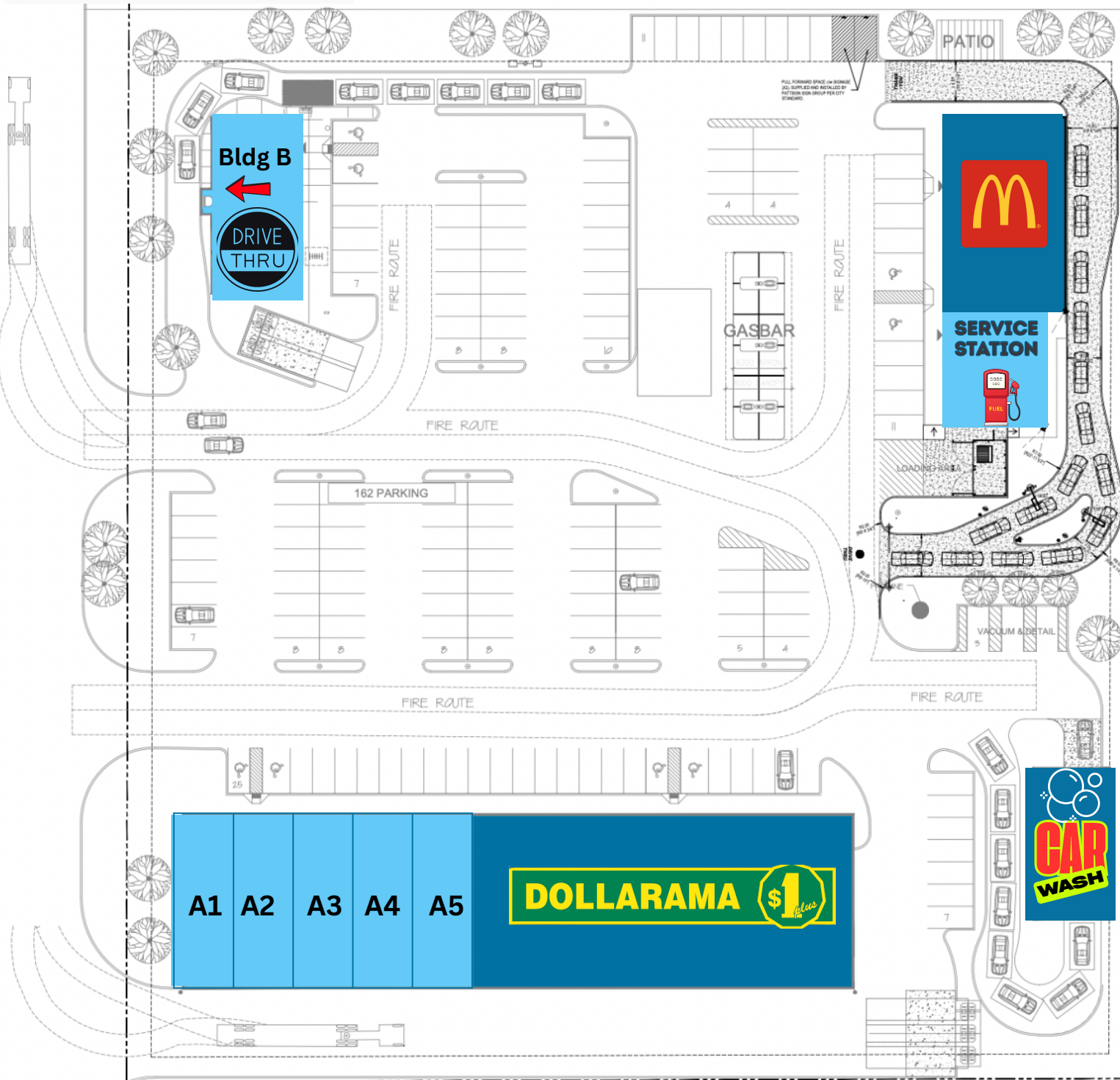
Service Station

(nationally branded)

Building D

Car Wash

(nationally branded)





Deep River CNL and AECL Growth Outlook



Canadian Nuclear
Laboratories

- Canadian Nuclear Laboratories (CNL) and Atomic Energy of Canada Limited (AECL) are spearheading long-term investments and innovation at Chalk River Laboratories in Deep River, fostering economic stability and growth for the area.

- This will include a **\$1.2 Billion Campus Revitalization**

- Major modernization of facilities and infrastructure, with completion targeted for 2030.
- Nuclear Innovation: Advancing work on Small Modular Reactors (SMRs), advanced fuels, and medical isotopes.
- Commercialization & Partnerships: Exploring markets for technologies like SLOWPOKE and Nuclear Battery reactors, while building stronger ties with universities.
- Stable Federal Backing: AECL provides oversight as a Crown corporation, with a new operational contract in 2025 to support long-term growth.



LOCATION & COMMUNITY

Deep River, Ontario is a tight-knit, vibrant community that beautifully balances high-tech industry, arts and culture, and nature-based recreation—all tucked along the scenic Ottawa River.

Deep River blends its nuclear research roots with abundant outdoor recreation and cultural amenities, including a symphony orchestra, choral group, and community festivals.

Offering a high quality of life and strong community spirit, there is a clear need for expanded retail options. With its natural beauty, active lifestyle, and community engagement, Deep River has strong potential for sustainable economic development and increased commercial activity.



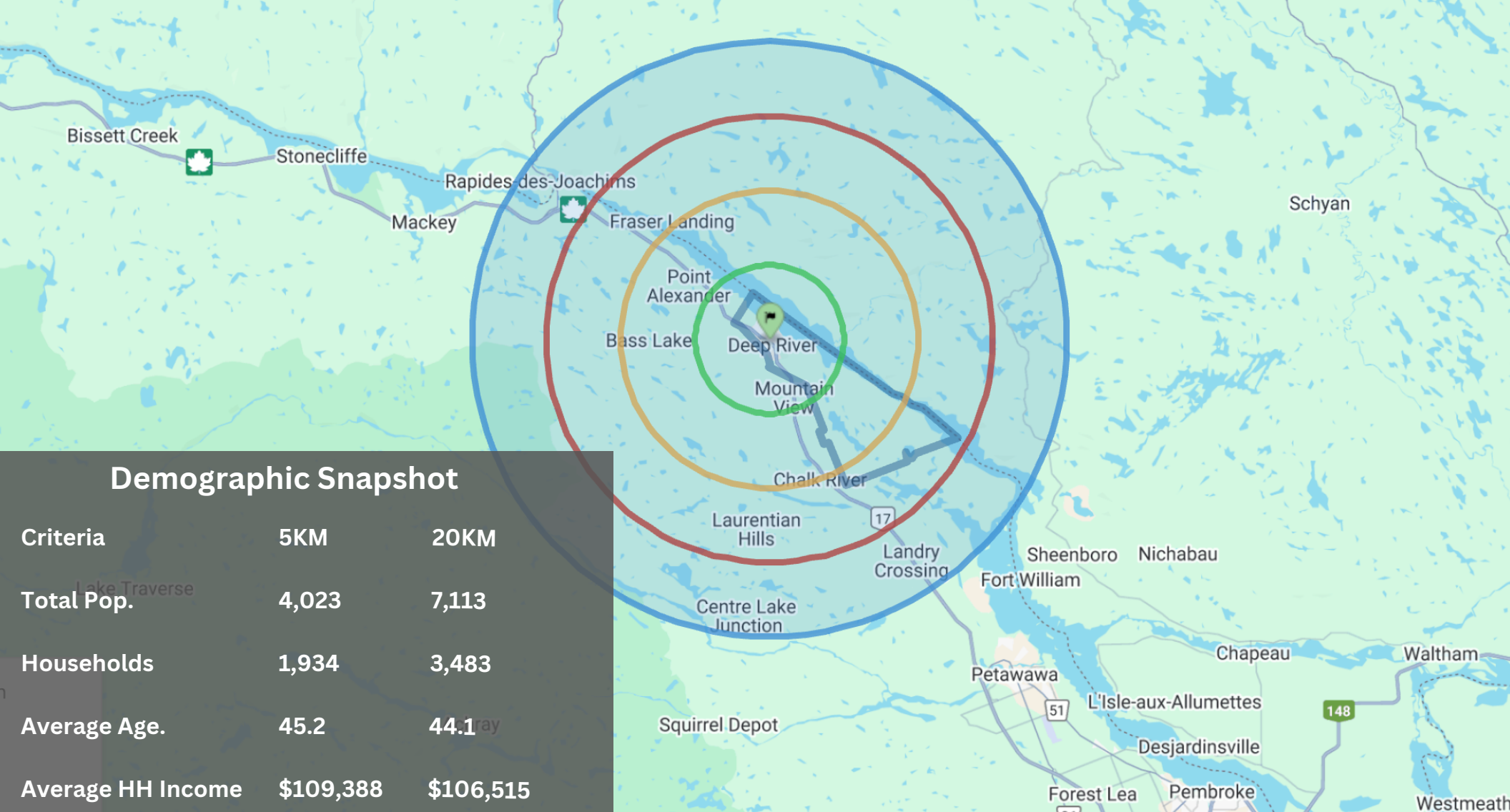
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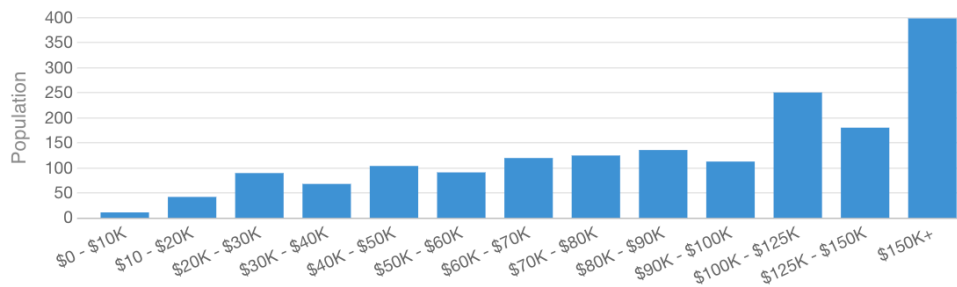


Average Household Income

within Trade Area (5 km Radius)

\$109,389

↑ 9% higher than Laurentian Hills

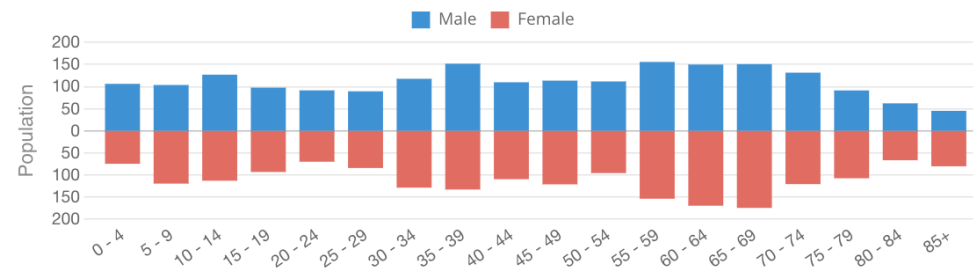


Average Age

within Trade Area (5 km Radius)

45

↑ 7% higher than Laurentian Hills



FOR LEASE

DEEP RIVER, ON

For further information please contact:



CLEARSTREAM
COMMERCIAL REAL ESTATE

MICHAEL PEARLMAN

BROKER

416-567-5101

PEARLMANMICHAEL@GMAIL.COM

CLEARSTREAM COMMERCIAL REAL ESTATE LTD., BROKERAGE

6 John St., Suite 2A, Oakville, ON

905-607-0719

www.clearstreamcre.com

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