

# Sunfish Shopping Centre

1270 Fischer-Hallman Rd, Kitchener, ON

FOR LEASE

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## Highlights

Sunfish Shopping Centre is a vibrant and thriving community Shopping Centre situated in the heart of Waterloo Region's City of Kitchener. Spanning across a total area of 78,338 sf, the Centre enjoys prime visibility and frontage along two key arterial roads. Its strategic location makes it a preferred destination for a diverse range of visitors, including families, industry professionals, and nearby residents. The property offers a range of leasing opportunities, catering to a variety of businesses. From retail units to mid-size boxes, restaurants, quick service food establishments, fashion boutiques, and more, the Centre can accommodate a diverse array of tenant types. The potential for continued growth make it an appealing choice for businesses looking to establish or expand their presence in the area.

- The Centre is anchored by two major tenants: Food Basics and Dollarama.
- Surrounded by high-density residential developments, the Centre seamlessly integrates into the fabric of the community, making it a go-to destination for nearby residents.
- With a projected 10-year population growth of 13.9% within a 3km radius and an upcoming PAD building, the Centre is positioned to capitalize on a growing customer base and evolving market demands.

## Demographics | 3 km



Population

60,369



Number of Households

20,341



Median Age

48



Household Income

\$119,733



People Per Household

2.96

\*Data from 2023 Environics Analytics.



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- A. Food Basics (30,938 sf)
- B1. Dollarama (9,803 sf)
- B2. Dental on Bleams (1,514 sf)
- B3 & B4. True Health Pharmacy (2,581 sf)
- B5. Ped N Nails (1,215 sf)
- B6. Bodytech Physiotherapy (2,477 sf)

E. Bank of Montreal (5,000 sf)

**FUTURE RETAIL C (12,400 sf)**

- C1. Oxygen Yoga and Fitness (2,000 sf)
- C2. Pet Valu (3,850 sf)
- C5. Osmow's Shawarma (1,300 sf)
- C6. BarBurrito (1,200 sf)
- C7. DK Optical (1,200 sf)
- C8. Noodlebox (1,200 sf)
- C9. A&W (1,500 sf)

**FUTURE RETAIL D (9,473 sf)**

- D1. Pur & Simple Breakfast & Lunch (2,465 sf)
- D3. Available (1,203 sf)**
- D4. Great Clips (1,072 sf)
- D5. Firehouse Subs (1,233 sf)
- D6. Sherwin Williams (2,971 sf)
- D7. Available (626 sf)**