

# FOR LEASE

585 Weber St. N., Waterloo, ON



Derek Gaudette · Sales Representative  
O:(905) 607 0719 · C:(647) 218 9321

[derek@clearstreamcre.com](mailto:derek@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)



Greg Gaudette · Broker Of Record  
O:(905) 607 0719 · C:(647) 328 7027

[greg@clearstreamcre.com](mailto:greg@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)



# Site Features

585 Weber St. N., Waterloo, ON

## NORTHFIELD CENTRE PRIME RETAIL SPACE FOR LEASE

Up to 2,321 square feet available. Premises can be demised into smaller units of 1,280sf and 1,041sf to suit a wide range of uses.

Strong retail node with close proximity to Highway 85, Conestoga Mall, University of Waterloo, and St. Jacobs.

Surrounded by dense residential, office parks, industrial parks, and national retail brands.

Ample parking with multiple access points.



Available Units:  
1,280 Square Feet  
1,041 Square Feet

Derek Gaudette · Sales Representative  
O:(905) 607 0719 · C:(647) 218 9321

[derek@clearstreamcre.com](mailto:derek@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)

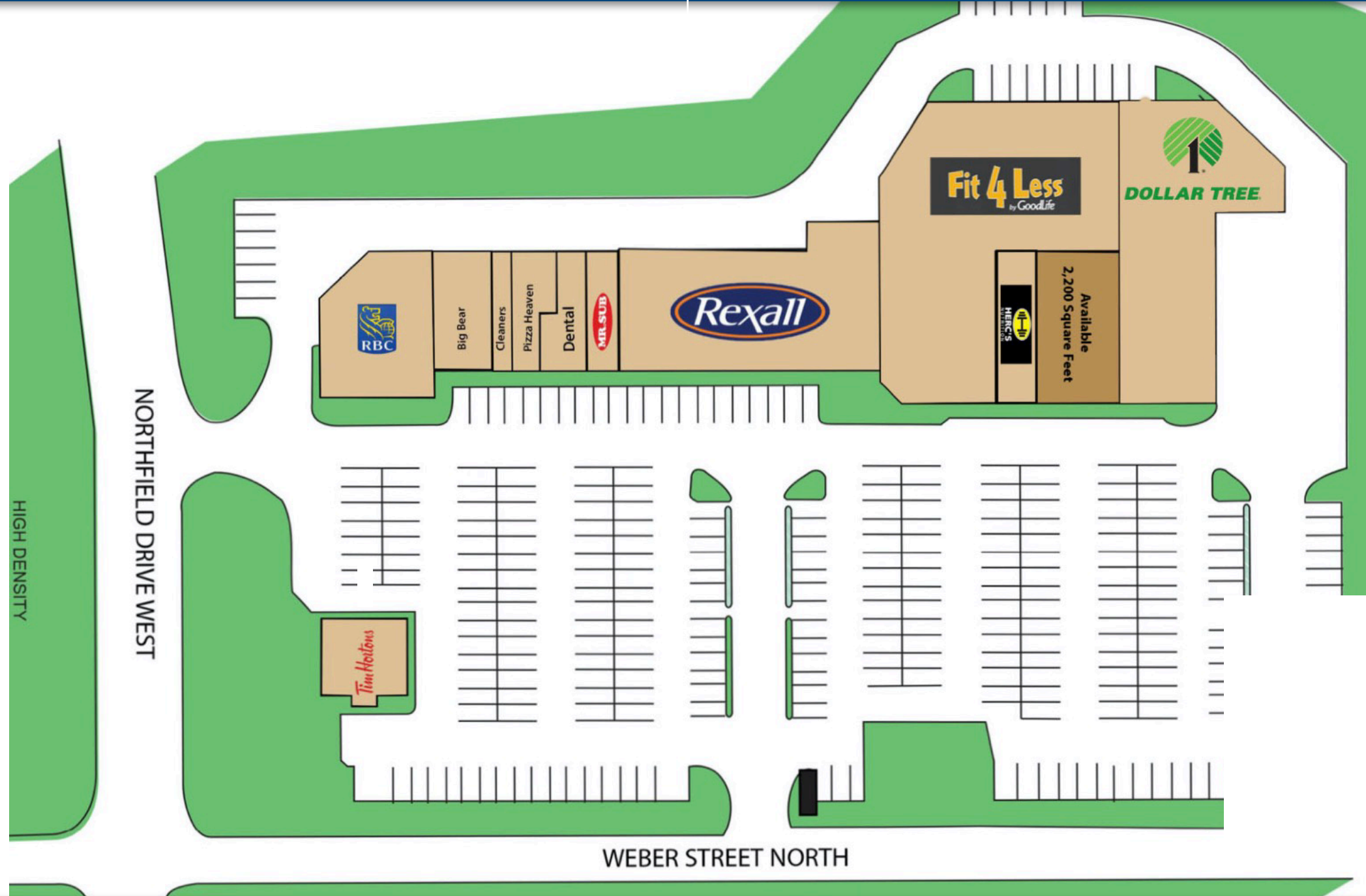


Greg Gaudette · Broker Of Record  
O:(905) 607 0719 · C:(647) 328 7027

[greg@clearstreamcre.com](mailto:greg@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)

# Site Plan

585 Weber St. N., Waterloo, ON



# Site Plan

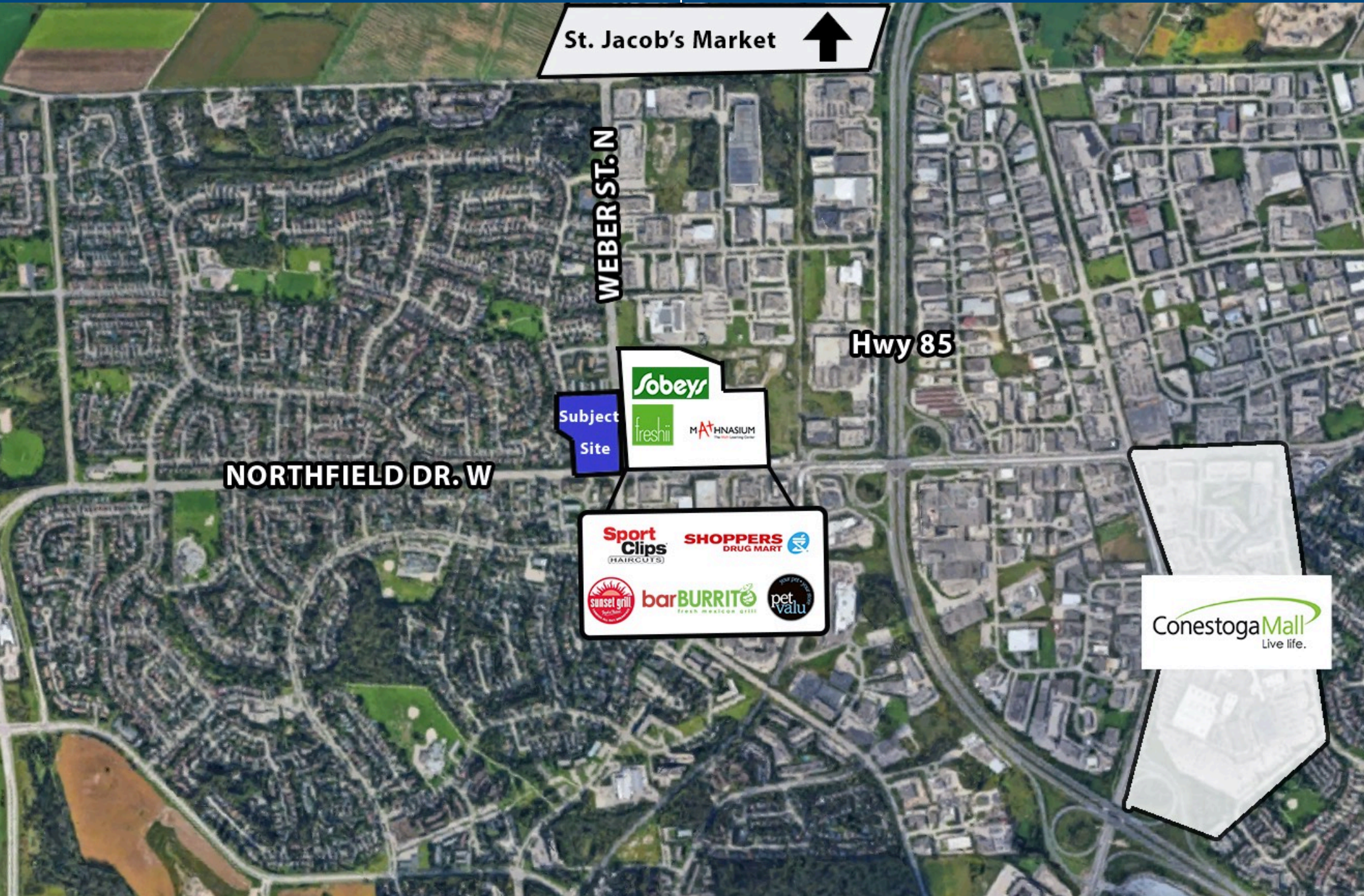
585 Weber St. N., Waterloo, ON





# Site Overview

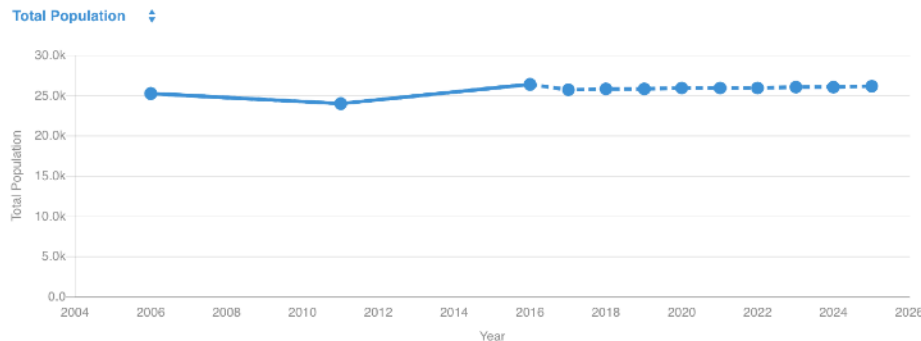
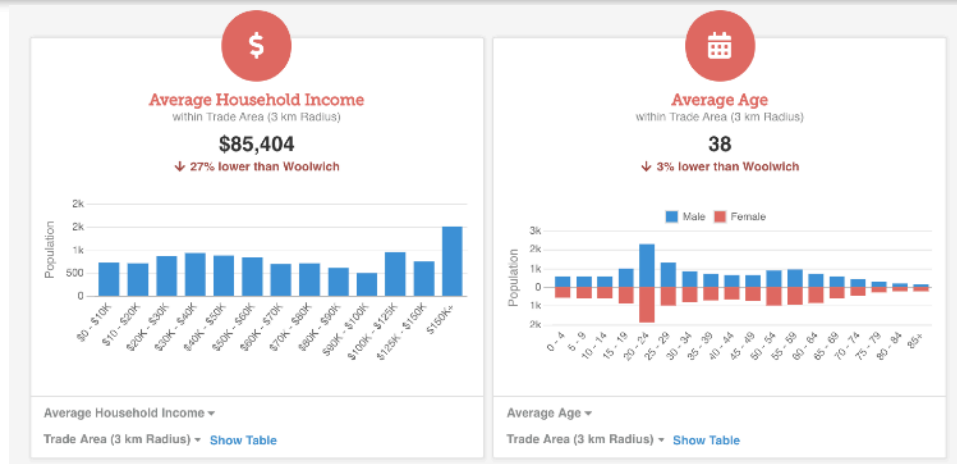
585 Weber St. N., Waterloo, ON





# Demographics

585 Weber St. N., Waterloo, ON



Criteria	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Growth
Total Population	25.2k	24.0k	26.4k	25.7k	25.8k	25.8k	25.9k	25.9k	26.0k	26.0k	26.0k	26.1k	3.45%

## DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	26,385	83,572
Households	10,709	32,815
Average Age	38.1	39.5
Average Household Income	\$85,404	\$103,449

### Retail Landscape (Trade Area)



Derek Gaudette · Sales Representative  
O:(905) 607 0719 · C:(647) 218 9321

[derek@clearstreamcre.com](mailto:derek@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)



Greg Gaudette · Broker Of Record  
O:(905) 607 0719 · C:(647) 328 7027

[greg@clearstreamcre.com](mailto:greg@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)