

# Chicopee Park Centre

1601 River Road East, Kitchener, ON

FOR LEASE

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## Highlights

Chicopee Park Centre is a 68,000 sf retail and office Centre strategically situated in the desirable south eastern region of Kitchener, surrounded by residential housing and local amenities. The Centre is located at River Road and Morgan Avenue; easily accessible from Highway 401 as well as Highways 7 and 8. With two food store anchors, the Centre is ideal for a quick service restaurant, medical or service uses.

- Anchored by Italo Foods, I.D.A., and Water Depot.
- The Centre's exterior facade is being upgraded to provide a fresh, new look.
- Approximately 1km from Grand River Hospital.
- River Road is one of the main east and west arteries in Kitchener.



## Demographics | 10km Radius



### Population

418,435



### Number of Households

155,319



### Median Age

47



### Household Income

\$122,053



### People Per Household

2.69

\*Data from 2025 Environics Analytics.



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## GROUND FLOOR

- 9. Shakers Pharmacy (1,167 sf)
- 10. F45 (3,583 sf)
- 15/17. Robert's Boxed Meat (5,162 sf)
- 18. Hiway Flowers (716 sf)
- 19. Grand River Tanning/Grand River Beauty Lounge Salon (1,385 sf)
- 21. Bayshore (5,237 sf)
- 22. Bayshore (4,200 sf)
- 22A. Available (3,526 sf)**
- 24. Italo Foods (9,048 sf)
- 28. Chicopee Animal Hospital (2,202 sf)
- 28A. Mckay Memorials (701 sf)
- 29. Home Taste Inc. (1,080 sf)
- 30A. Body Tech Physio (2,622 sf)
- 30B. Mary Brown's Chicken (2,308 sf)
- 101. Water Depot (2,145 sf)
- 102. Apex Occupational Health (1,726 sf)
- 103. Sage Naturopathic Clinic (2,491 sf)
- 104. The Lighthouse Specialized Programs (3,086 sf)
- A. Oracle Contracting Ltd (800 sf)

## FIRST FLOOR

- 201. Kitchener Executive Consultants (2,500 sf)
- 202. Bit Kids Behaviour Consulting (3,698 sf)
- 203. Gary H. Attack (1,148 sf)
- 206. Dr. Ferreira (1,040 sf)
- 207. J. Ahmed & M. Zaheer Dentistry (1,235 sf)

## SECOND FLOOR

- 301. YIYI Wellness Clinic (1,248 sf)
- 302. Sehli Global Visa Consultant (1,191 sf)
- 303. Hill Design Studios (782 sf)
- 304. Maltacourt Global Logistics (600 sf)
- 305. Bayshore Infusion Clinic (1,216 sf)
- 306. Pro Ink (311 sf)
- 307. Available (770 sf)**
- 309. Jeffery Cole Insurance (1,871sf)
- 310. Links Security Services (1,011 sf)
- 311. OSR Clinics (549 sf)