

For Lease: Retail



Main Street
Retail in the
Heart of Ayr

47 Northumberland Street, Ayr

1,438 SF Prime Downtown Retail Space

Put your business where Ayr shops, eats, and gathers.

Located on Northumberland Street — the village's main commercial corridor — this highly visible retail unit offers strong storefront exposure, convenient parking, and built-in neighbourhood traffic. Steps from Centennial Park and surrounded by daily service amenities, this is a rare opportunity to secure main street presence in a growing and affluent community.

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Property Overview

47 Northumberland Street, Ayr

This 1,438 SF retail unit is positioned in the centre of the Village of Ayr, offering excellent visibility to passing local traffic on Northumberland Street. The plaza is home to established food and service businesses that generate steady daytime and evening visits, creating natural crossover opportunities for neighbouring retailers.

Customers benefit from convenient onsite parking, short-term street parking directly in front, and additional free public parking just steps away at Centennial Park. The surrounding residential neighbourhood features strong household incomes and a loyal local customer base that supports independent businesses. The flexible interior layout allows for a range of retail, restaurant (including take-out), personal service, clinic, or boutique office uses.



Available Space

Unit 3A-B: 1,438 SF



Zoning

**Zone 6-Z.6; By-Law
689.83**



Parking

9 onsite parking stalls



Net Rent

\$20.95 PSF

CAM & Taxes

\$7.50 PSF (2025)

Tenant pays directly for
utilities



Ideal For:

- Cafe or quick service restaurant
- Boutique retail
- Personal service (hair, nails, wellness)
- Clinic or therapy practice
- Specialty food or gift store

Property Highlights

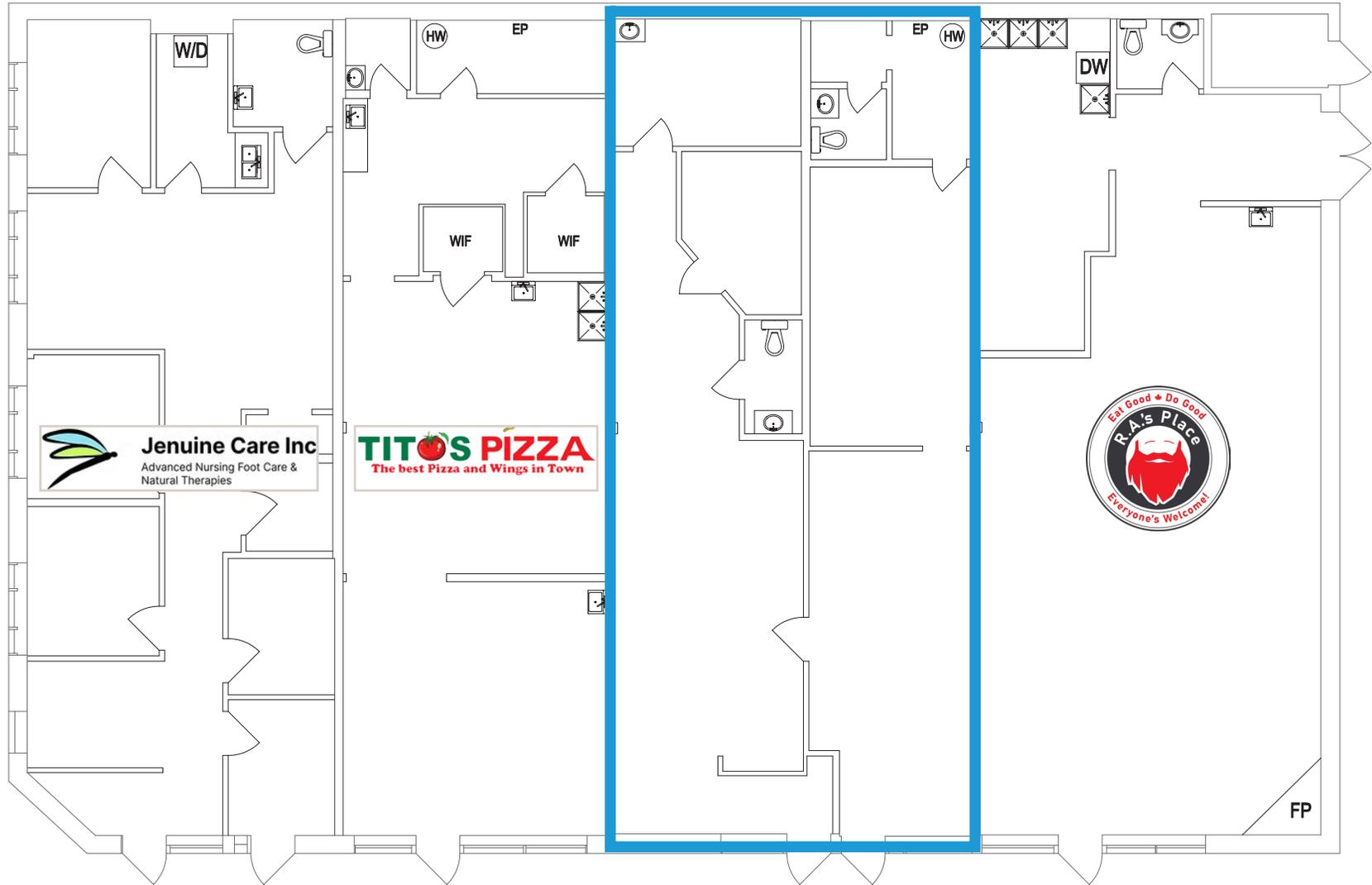
- High-visibility storefront along Northumberland Street
- Located within an established neighbourhood plaza
- Adjacent to food and service operators that drive repeat traffic
- Steps from Centennial Park, trails, and community amenities
- Onsite parking plus street parking and free public parking nearby
- Zoning permits retail, restaurant (including take-out), personal service, clinic, studio, and office uses
- Flexible layout suitable for open retail or customized buildout
- Located within a high-income residential trade area

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Floor Plan

47 Northumberland Street, Ayr



UNIT 1

UNIT 2

UNIT 3A&3B
1,438 SF

UNIT 4

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Location

47 Northumberland Street, Ayr

Area Demographics



Household Income



Households



Population

Distance	Household Income	Households	Population
1 KM	\$120,117	865	2,391
3 KM	\$127,031	2,076	6,071
5 KM	\$125,679	2,381	6,969



Walk Score

70



Bike Score

40

Lennard:

- 1 Ayr Early Learning Centre
- 2 Canada Post
- 3 Centennial Park
- 4 Quickie Convenience Store
- 5 MacNeil & Dodd Pharmacy
- 6 CIBC
- 7 Ayr Branch - Region of Waterloo Library
- P Parking

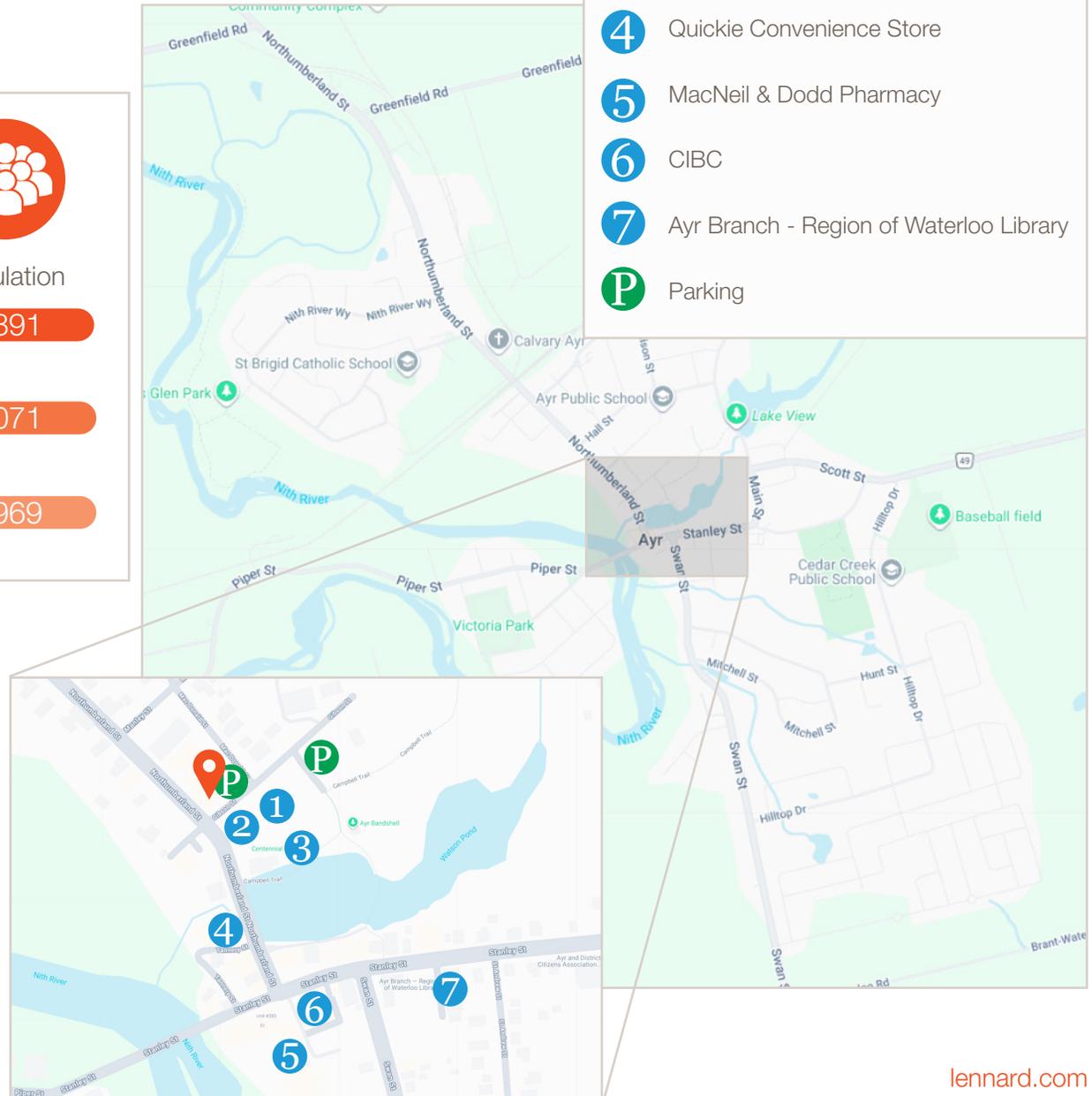
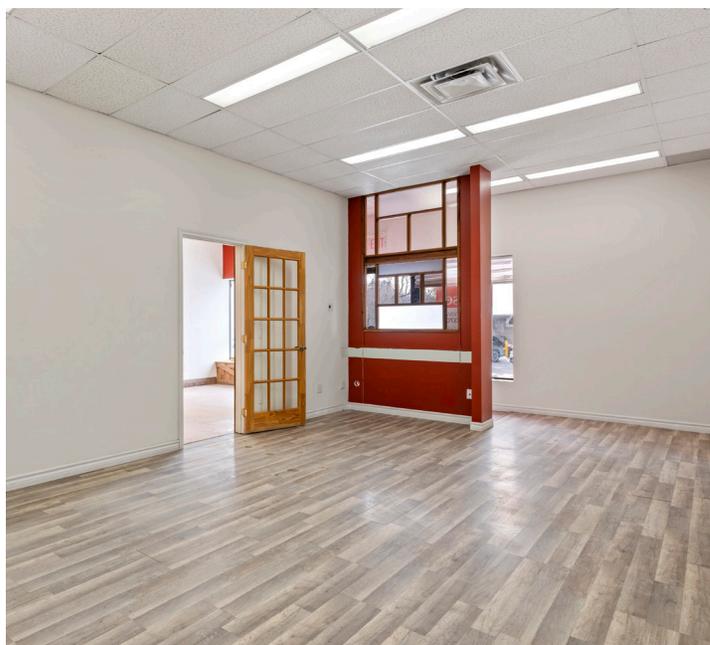


Photo Gallery

47 Northumberland Street, Ayr



Contact us to tour and secure one of *Ayr's limited* downtown retail opportunities.



Here is
where your
business
will *grow*.

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