

# For Sale

Highway Commercial Land

McNeely Road  
Carleton Place, Ontario

**Lennard:**





# Property Description

Commercial development lands in a growing sector of Carleton Place. Located at Highway 7 and McNeely Road adjacent to Home Depot.

- Ideally suited for retail shopping centre and car dealerships
- Some easements and restrictive covenants with respect to Home Depot tenancy. Contact listing agents for details
- Site to access directly to Hwy 15 in 2026
- Significant residential growth adjacent to the property



## Listing Agents

### Ian Shackell

Partner  
Sales Representative  
613.963.2633  
ishackell@lennard.com

### Matt Shackell

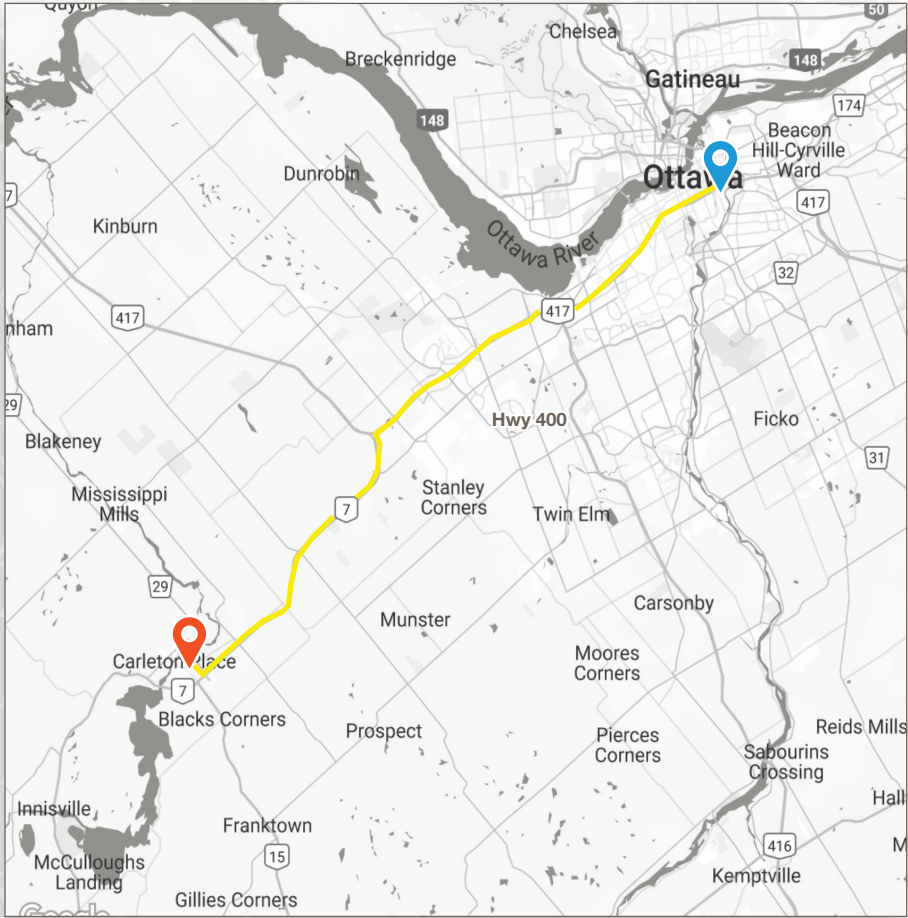
Vice President  
Sales Representative  
613.963.2636  
mshackell@lennard.com

### Brad Robinson

Senior Vice President  
Broker  
416.915.5277  
brobinson@lennard.com



# The Area

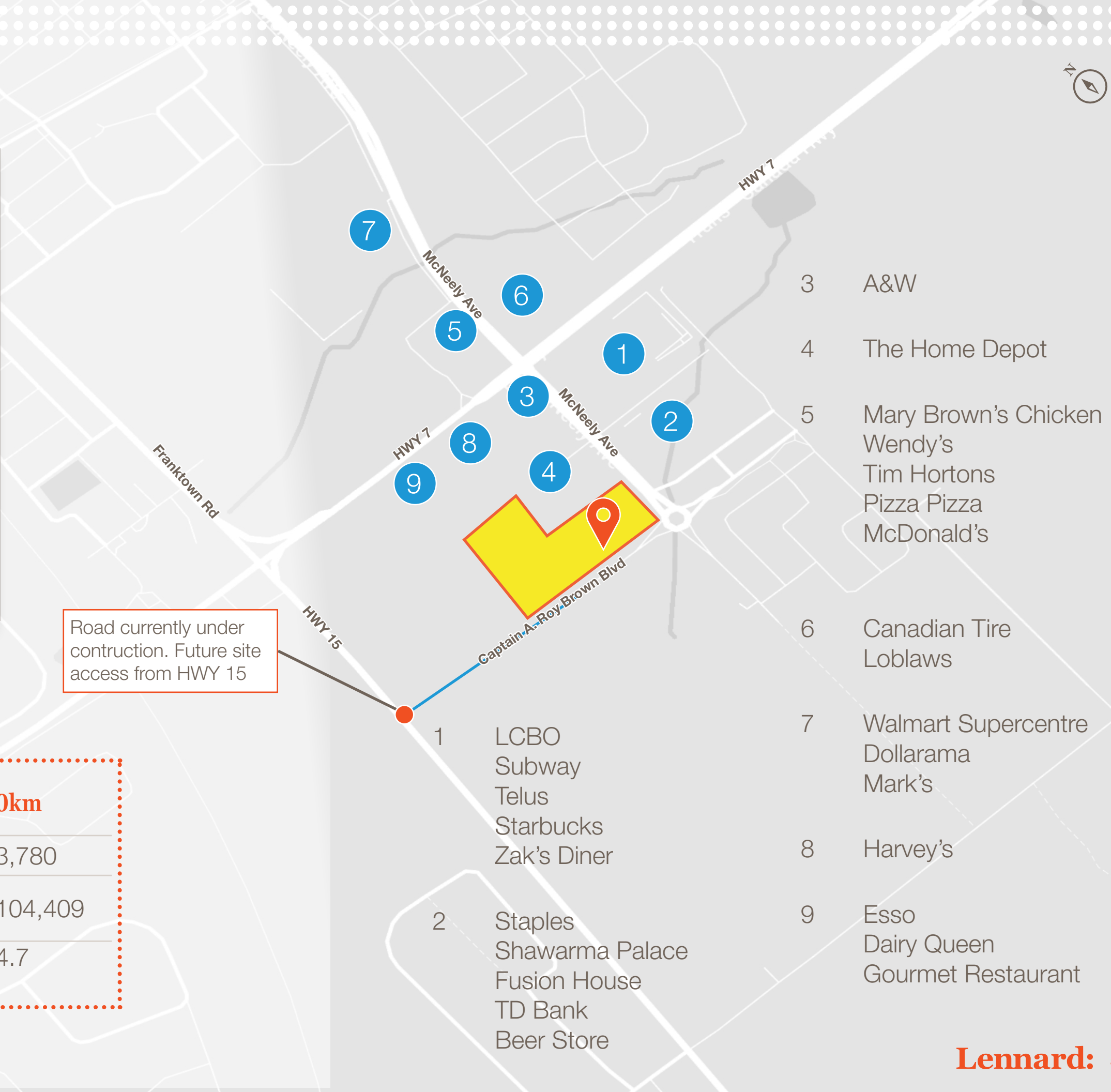


## Drive Times

Ottawa 1 hour | 52.7 km

	3km	5km	10km
Total Population	11,324	16,542	23,780
Median Household Income	\$93,349	\$98,053	\$104,409
Median Age	41.3	42.7	44.7

Road currently under construction. Future site access from HWY 15



- 1

LCBO  
Subway  
Telus  
Starbucks  
Zak's Diner
- 2

Staples  
Shawarma Palace  
Fusion House  
TD Bank  
Beer Store
- 3

A&W
- 4

The Home Depot
- 5

Mary Brown's Chicken  
Wendy's  
Tim Hortons  
Pizza Pizza  
McDonald's
- 6

Canadian Tire  
Loblaws
- 7

Walmart Supercentre  
Dollarama  
Mark's
- 8

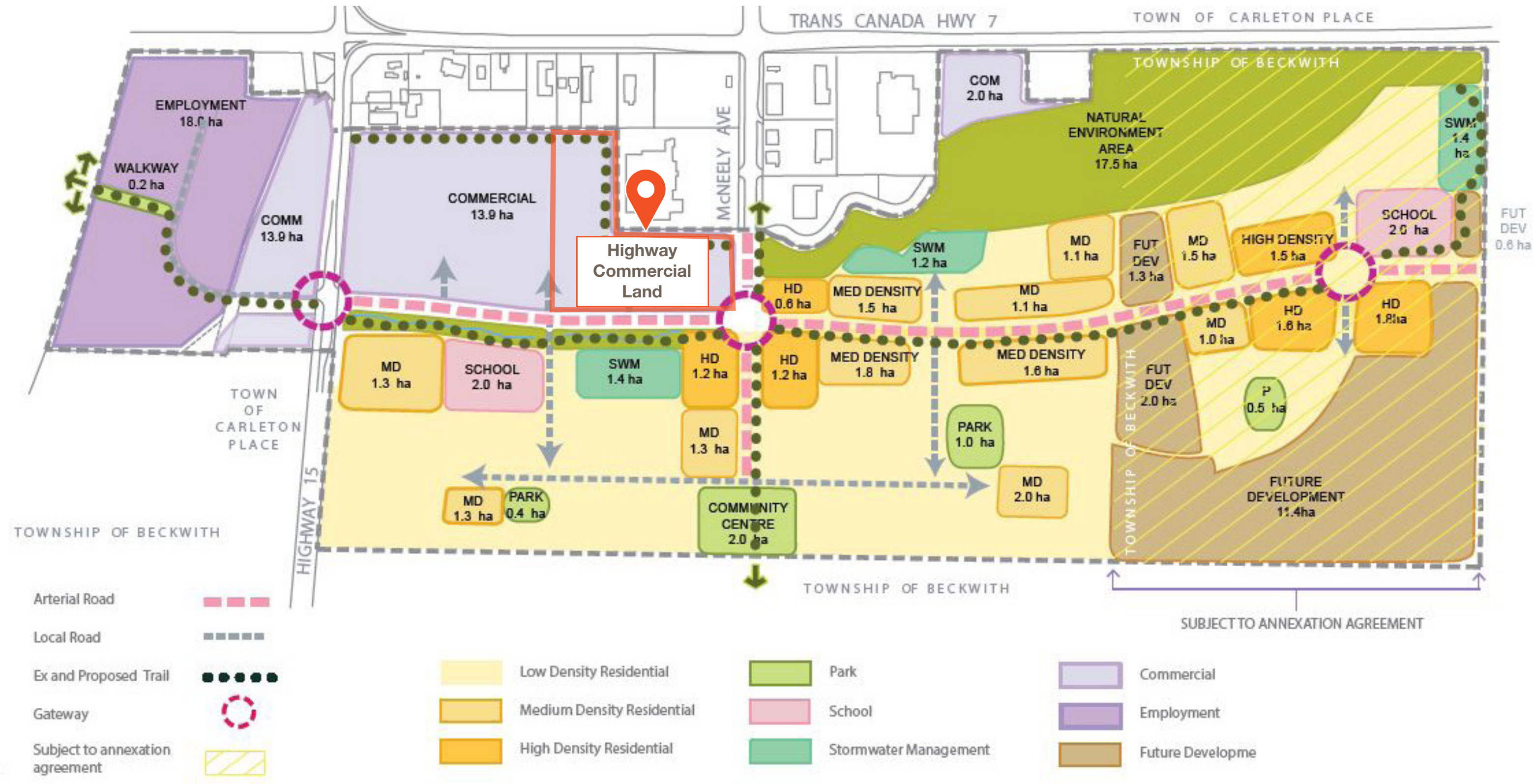
Harvey's
- 9

Esso  
Dairy Queen  
Gourmet Restaurant



# Official Plan

The Town of Carleton Place

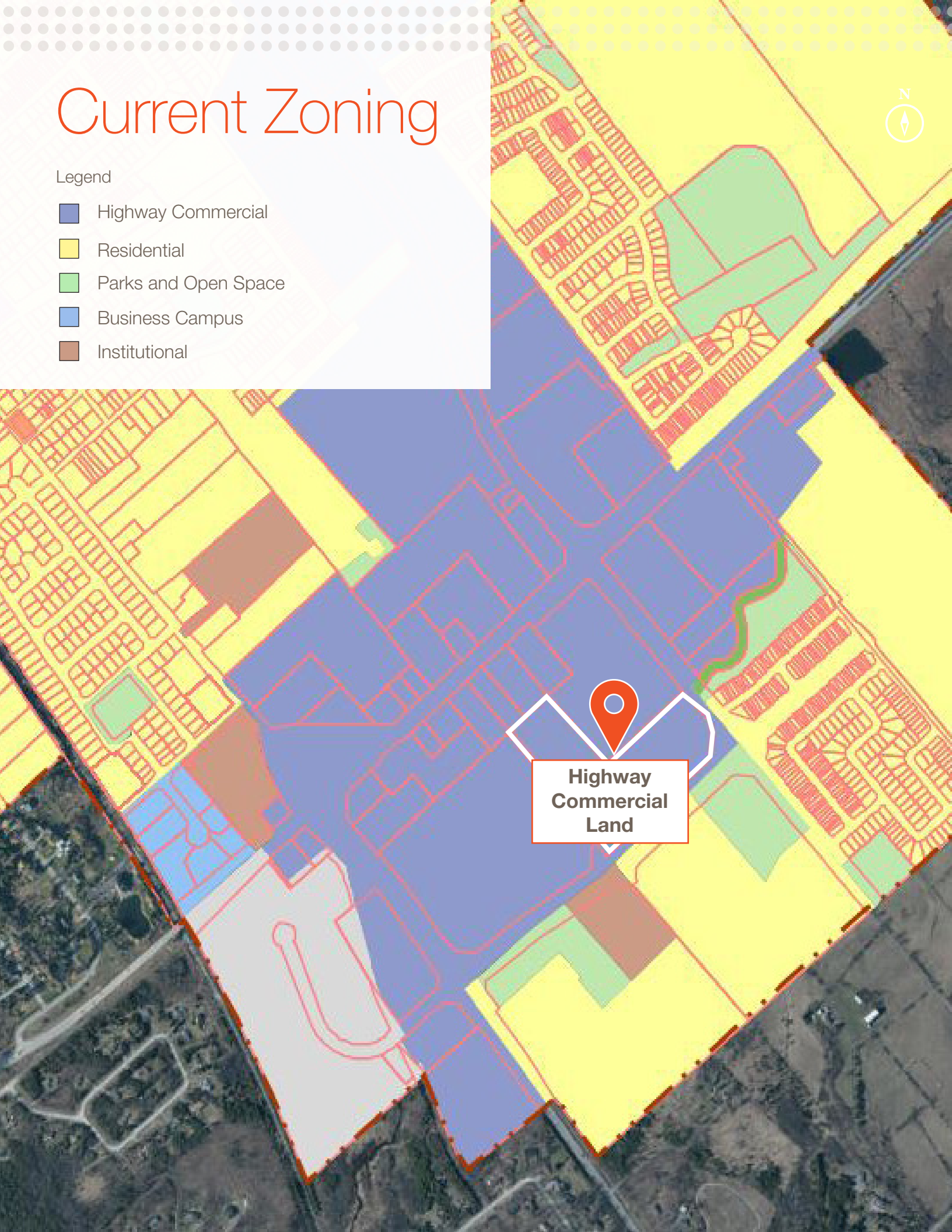




# Current Zoning

## Legend

- Highway Commercial
- Residential
- Parks and Open Space
- Business Campus
- Institutional



## Highway Commercial Zoning

### Zone Permitted Uses

Commercial development within the Highway District is targeted toward “vehicle-oriented, single-purpose shopping trips” such as regional-scale stores, and is intended to serve local residents and visitors alike while providing local employment opportunities. A full range of retail commercial uses are permitted.

- Anchor stores (e.g., supermarket, department store, apparel, home furnishings, building materials)
- Retail and service commercial uses directed to the traveling public
- Entertainment uses (e.g., movie theatre)
- Accommodations (e.g., hotel).







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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.