

1081 COLE HARBOUR ROAD | DARTMOUTH, NS

Retail Space **for Lease** on Busy Cole Harbour Road

Ideally located in the heart of Cole Harbour, the property offers excellent visibility and accessibility on Cole Harbour Road, the main connector for Cole Harbour and Portland Street.

The property boasts high vehicular traffic; direct transit and pedestrian accessibility, plentiful amenities, and is a quick walk to banks, Sobeys, Shoppers Drug Mart, and NSLC.

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RE360 COMMERCIAL REAL ESTATE

The Property

Ground level commercial space ideally located on busy Cole Harbour Road.

Property Address	1081 Cole Harbour Road Dartmouth, NS
Available Area	Unit 4 1,117 SF Unit 5 1,687 SF Unit 4&5 2,804SF (combined total)
Net Rent	$21.00 PSF
CAM & Taxes	$14.00 PSF (2026) est.
Available	Immediately
Term	Negotiable
Property Features	• Ground level commercial spaces with dedicated exterior entrances • Building & pylon signage available • On-site paved parking (free) • Well-constructed and maintained building • Excellent visibility on Cole Harbour Road • Steps away from public transit stops





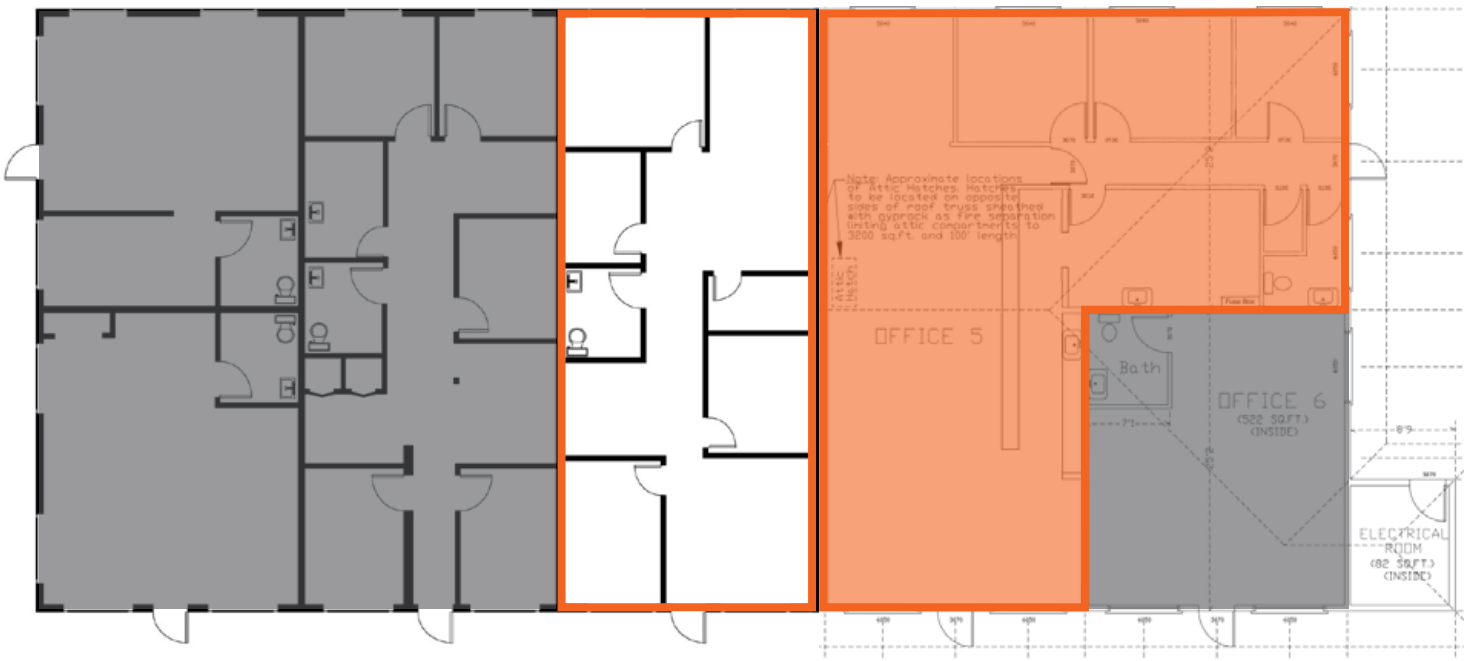


Highlights

- Fully customizable retail space
- Floor-to-ceiling storefront windows
- Strong vehicular traffic
- Maximum exposure on a main traffic route
- Close to public transit stops

Floor Plan & Space Features

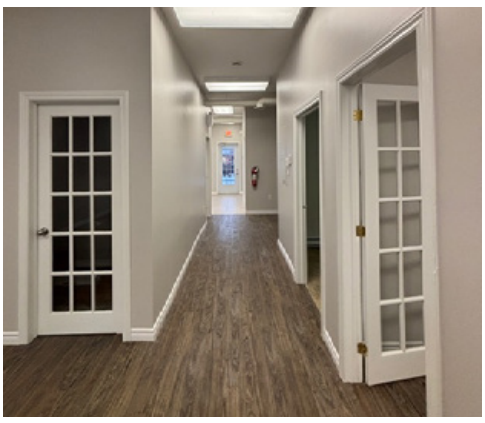
UNIT 4 | 1,117 SF



Space Features

- Unit 4 - 1,117 SF
  Can be combined with adjacent unit for 2,804 SF
- Ground level retail/commercial space with dedicated exterior entrances
- Current layout includes private offices, reception/showroom , open work area, storage room, washroom
- Available immediately
- Net Rent $21.00 PSF, Additional Rent $14.00 (2026 est.)

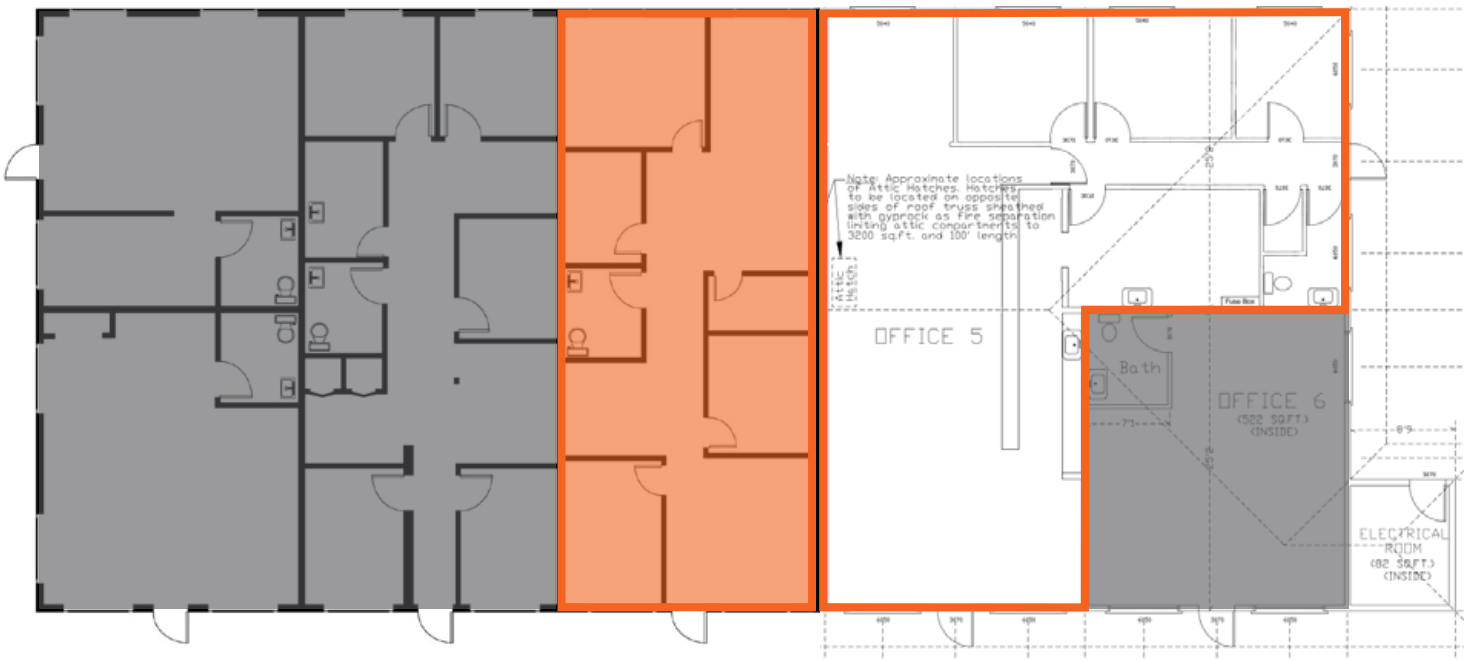






Floor Plan & Space Features

UNIT 5/7 | 1,687 SF



Space Features

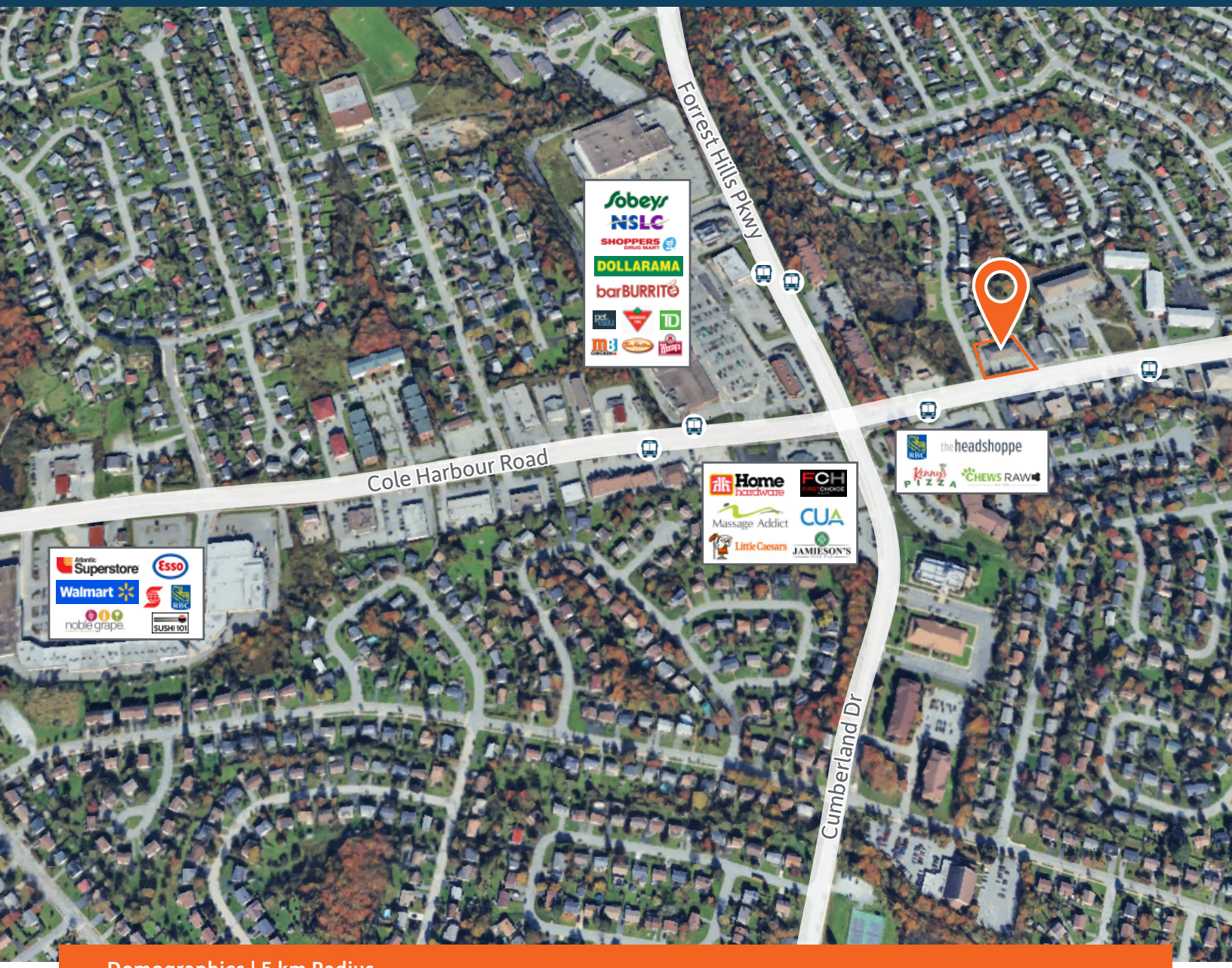
- Unit 5/7 - 1,687 SF
  Can be combined with adjacent unit for 2,804 SF
- Ground level retail/commercial spaces with ramped, dedicated exterior entrance
- Former cafe - bright open seating area, service counter/prep space, with storage & beverage fridge, prep kitchen with stainless steel counters, double sinks, cooler, additional storage, private offices, storage room, washroom
- Available immediately
- Net Rent $21.00 PSF, Additional Rent $14.00 (2026 est.)







Location



Demographics | 5 km Radius

Current (2025) Population	Projected (2032) Population	Number of Households	Average Household Income	Average Age
67,538	**75,788 (+2.3%)**	**26,880**	**$119,095**	**43**



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