



CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE

1882 NIAGARA STONE ROAD
NIAGARA-ON-THE-LAKE, ON

FOR LEASE

Retail Centre Redevelopment

Site Plan Approved
Drive Thru
Roof Top Terrace

Retail development and expansion
of strategically located site serving
the communities of Virgil and
Niagara-On-The-Lake



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RETAIL COMMERCIAL

BUILDING SPECIFICATIONS

Civic Address	1882 Niagara Stone Road, Niagara-on-the-Lake, ON
Lease Area	±16,500 Sq. Ft. Total Leasable Space ±12,000 Sq. Ft. Main Floor available for retail and/ or professional office use ±4,500 Sq. Ft. Second Floor with elevator & corner glass unit
Unit Layout	Unit sizes available from 1,200 sq. ft. to 10,000 sq. ft.
Location	West side of Niagara Stone Road, centered 3 minutes between Niagara-On-The-Lake and Virgil
Zoning	C1 - General Commercial
Availability	Spring 2020
TMI	Estimated at \$8.00/Sq. Ft. for 2019
Description	Two-storey retail/ professional office building
Parking	Ample on-site parking - Parking to be expanded as shown on Site Plan

SUGGESTED USES

- Retail
- Food Vendors
- Restaurants
- Convenience Vendors
- Salons
- Heath and Beauty
- Business Services
- Professional Offices
- Fitness
- Microbrewery

DISTANCE

Niagara Falls	20 min. drive
St. Catharines	20 min. drive
US Border	15 min. drive

Asking Lease Price:

\$24.00/SQ.FT
NET

PROPOSED SITE PLAN



1882 NIAGARA STONE ROAD
NIAGARA-ON-THE-LAKE, ON

POTENTIAL DRIVE THRU



ROOF TOP TERRACE

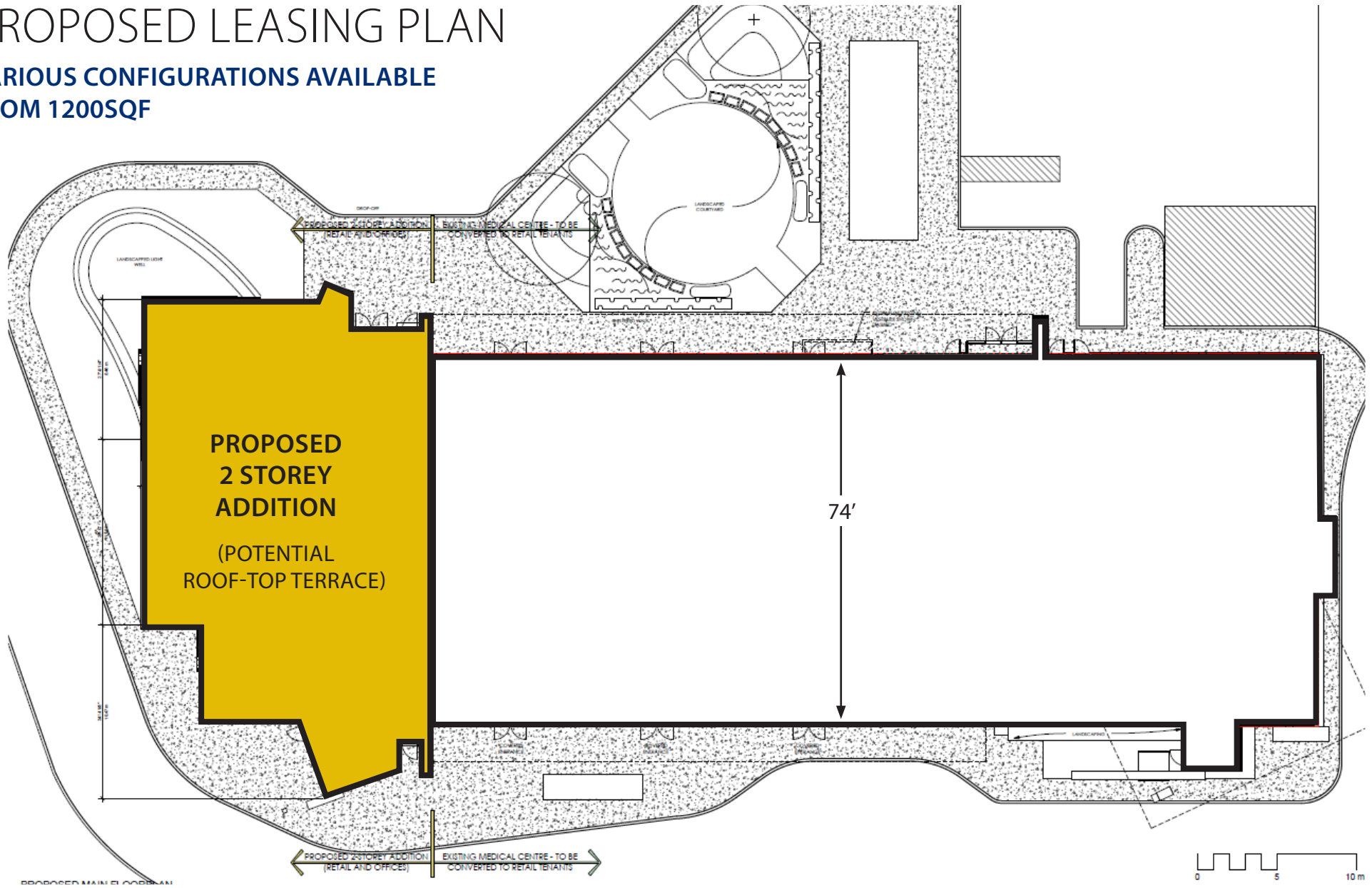


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PROPOSED LEASING PLAN

**VARIOUS CONFIGURATIONS AVAILABLE
FROM 1200SQF**



1882 NIAGARA STONE ROAD NIAGARA-ON-THE-LAKE, ON



1. Royal Elite International Academy
2. 809 Newark Royal Canadian Air Cadet Squadron
3. Picard's
4. McDonald's
5. Harvest Barn of Niagara
6. Joseph's Estate Wines
7. Aaron's Bed, Bed and Breakfast
8. Niagara Garden Gate Studio
9. Vignoble Rancourt Winery
10. Vineland Growers' Co-operative Limited
11. BT N Nurseries Niagara
12. Pillitteri Estates Winery
13. Mori Gardens : Design & Garden Centre
14. Niagara Oast House Brewers

15. S tratus Vineyards
16. Big Head Wines
17. Penner Home Hardware Building Centre
18. Pet Valu
19. T he Village Niagara-on-the-Lake
20. Jackson Triggs Estate Winery
21. CIBC Branch & ATM
22. The Garrison House
23. I talian Pizza and Subs
24. TD Canada Trust
25. Meridian Credit Union
26. LCBO
27. T im Horton's
28. Phil's valu-mart
29. Starbucks

Niagara Stone Road (HWY 55) is the main entrance route from the QEW to the world renowned vacation destination, Niagara-on-the-Lake; home to many unique boutique restaurants, retail stores, independent breweries, wineries and, of course, the Shaw Festival.



TRAFFIC COUNTS

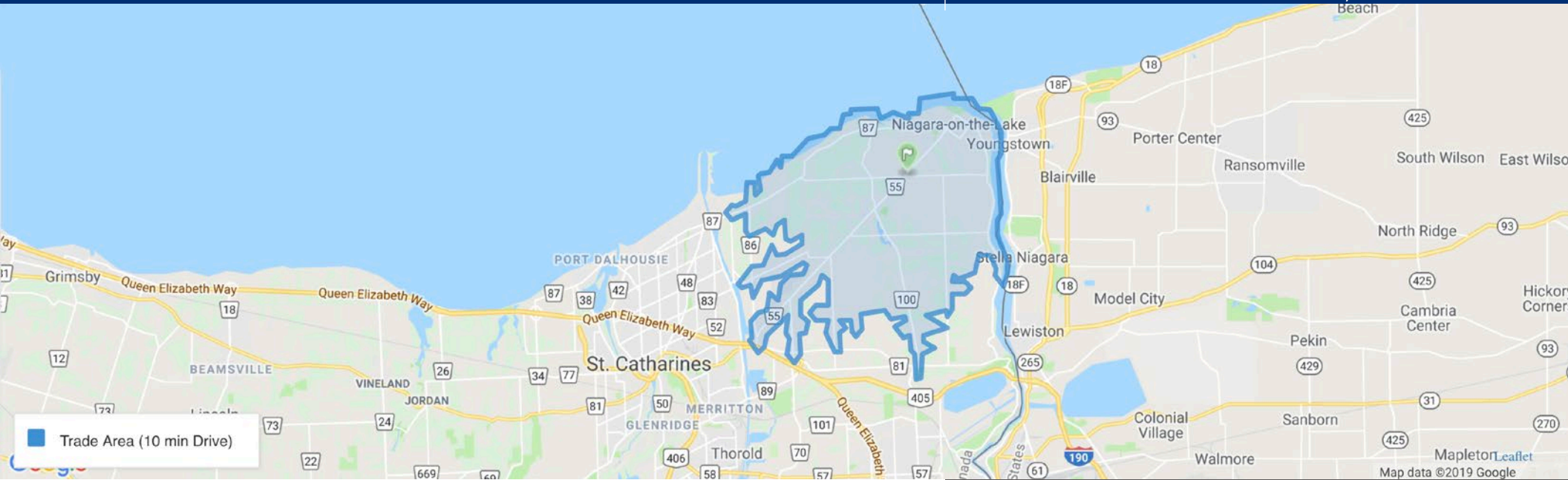
13,200 average daily traffic counts in 2012 as completed by the Niagara Region Public Works.

ESTIMATED TO BE

Spring 2020

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Restaurants - 41 (52.6%) Financial Services - 16 (20.5%) Personal Care - 11 (14.1%) Cafes - 8 (10.3%) Bars - 2 (2.6%)

Daytime Population
within Trade Area (10 min Drive)
23,786

Total Households
within Trade Area (10 min Drive)
5,263

Total Population
within Trade Area (10 min Drive)
12,912

Median Household Income
within Trade Area (10 min Drive)
\$84,802

Median Age
within Trade Area (10 min Drive)
55

DEMOGRAPHIC SNAPSHOT

Criteria		Trade Area (10 min Drive)	St. Catharines	Niagara-on-the-Lake
Total Population	Sum	12,911.7	133,113	17,511
Average Age	Avg.	50.8	43.7	49.6
Average household income	Avg.	109,004.1	75,282	110,144
Total Dwellings	Sum	5,891.3	59,879	7,964
Total Daytime Population	Sum	23,785.7	128,185	26,859

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Site

Virgil

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