



# Retail Lease Opportunity

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## 652 River Road | Welland

A great opportunity to lease retail space in a prime commercial corridor in Welland. ±1,000 SF to ±5,670 SF Retail Unit Available in multi-tenant retail/gas bar plaza located adjacent to SmartCentres Welland with RONA, Canadian Tire, Walmart, LCBO, Mark's Warehouse & more, and across Woodlawn Road from Young's Sportsplex & Saint Jean De Brebeuf Secondary School. Close to 406 Highway access.



Accelerating success.

# For Lease

## Retail Unit for Lease

Civic Address: 652 River Road

Location: Welland, ON

Site Area: ±2.57 Acres

Parking: 77

Zoning: GEC-14 Gateway Economic Centre

Rentable Area: Retail ±1,000 SF to ±5,670 SF

Lease Rate: \$22.00 PSF NET

CAM (2022): \$12.00 PSF (est. 2022)

Close proximity to all amenities, adjacent to SmartCentres Welland, Quick & easy Highway 406 access, 3 min. drive to Seaway Mall, ample parking. New residential development nearby.

Addl. Details





- Landlord willing to sub-divide for long-term tenant
- Great exposure at the corner of River Rd & Woodlawn Rd.
- Quick, easy access to 406 Hwy.
- Zoning allows many uses such as office, service commercial, retail, medical & more.
- Additional rent includes CAM, Parking, Property taxes



## Contact us:

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