



CREILAND  
CONSULTANTS

Google Streetview



Existing Retail

Proposed Retail  
Development

Garrison Road (Hwy 3)

## NEW RETAIL DEVELOPMENT FOR LEASE

1267 Garrison Road,  
Fort Erie, ON

### CREILAND CONSULTANTS REALTY INC.

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

[www.creiland.ca](http://www.creiland.ca)

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# PROPERTY OVERVIEW

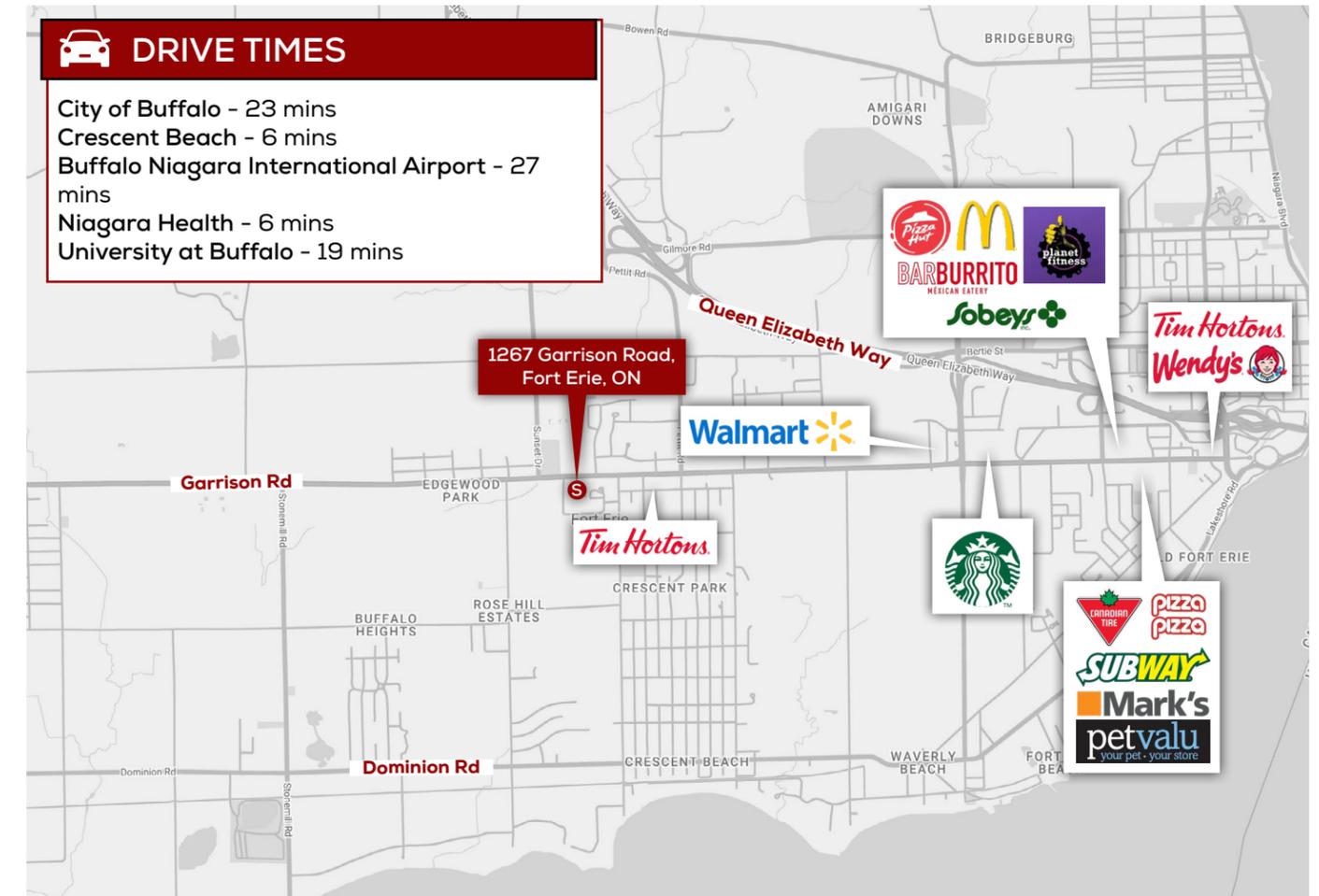
This new retail development opportunity is located along high traffic commercial corridor Garrison Road which offers excellent visibility for your business. The adjacent plaza has a diverse range of tenants, including Domino's pizza, Burrito Guyz, Chinese Restaurant, and martial arts school. Excellent built to suit opportunity, demising options could be made available.

The property is conveniently situated close to schools, banks, grocery stores, restaurants, town hall, and is in close proximity to the US border. Ample surface parking available.

ADDRESS	1267 Garrison Road, Fort Erie, ON
ASKING RATE	\$30.00 PSF
TOTAL RENTABLE AREA (DEMISING OPTIONS AVAILABLE)	13,190 SF
TMI	\$9.65 PSF
POSSESSION	TBD



# AMENITIES MAP



# TRANSIT MAP



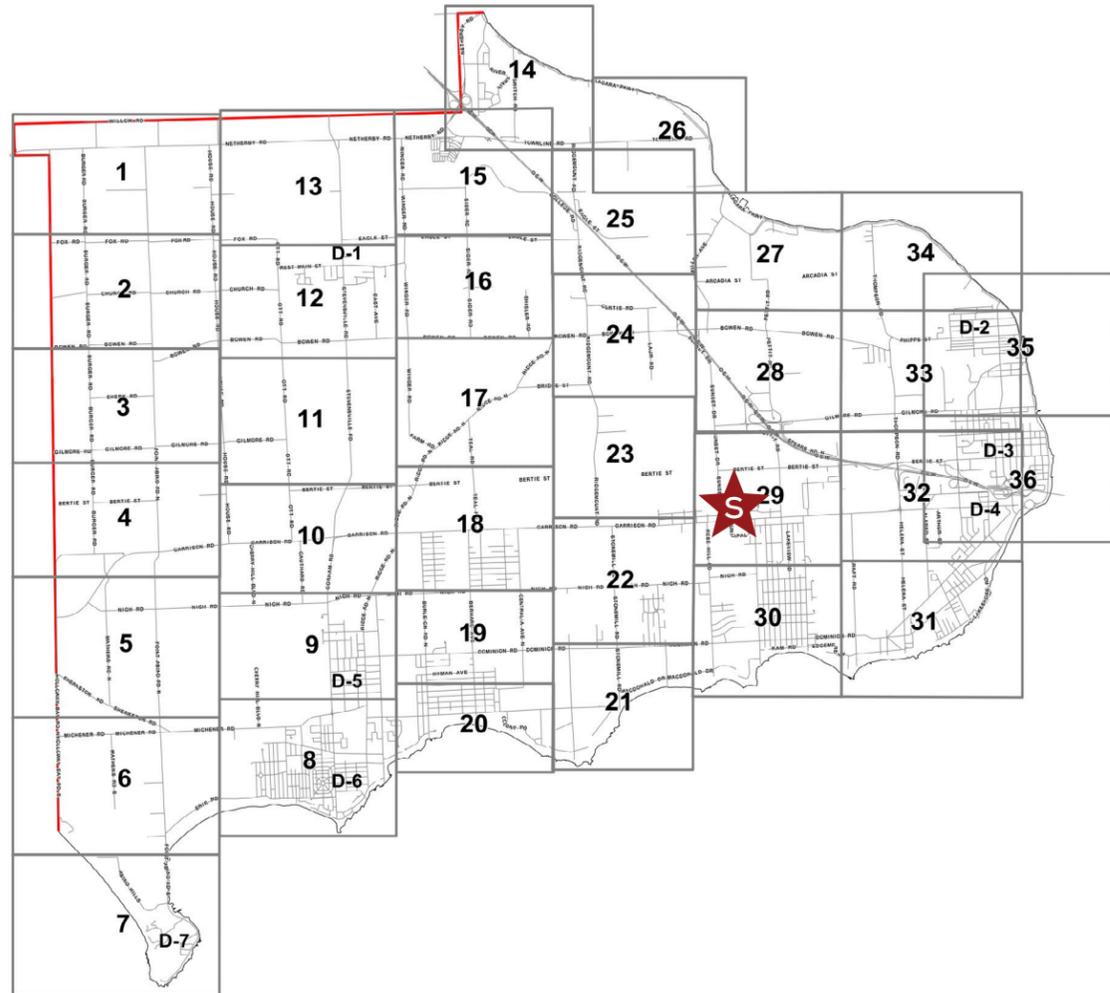


# ZONING MAP

**TOWN OF FORT ERIE  
ZONING BY-LAW 129-90**  
SCHEDULE 'A' - INDEX MAP

- Index Map Location  
 - Municipal Boundary

LIST OF DETAIL MAPS  
 D-1 STEVENSVILLE AREA  
 D-2 BRIDGEBURG AREA  
 D-3 FORT ERIE AREA  
 D-4 GATEWAY AREA  
 D-5 RIDGEWAY AREA  
 D-6 CRYSTAL BEACH AREA  
 D-7 POINT ABINO AREA



# PERMITTED USES

**(a) Commercial Uses:**

- Bake Shops
- Banks and Financial Institutions
- Brewer's Retail outlets
- Building supply sales
- Car wash
- Catering establishments
- Clinic
- Dairy
- Day nursery
- Dry cleaning outlets
- Dry cleaning plants
- Eating Establishments
- Equipment Rentals and Servicing
- Farm supply and service establishments
- Farm product market
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor stores
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Professional and business offices
- Public Libraries
- Parking garages
- Public transportation depots including bus stations and rail stations
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarket
- Taverns
- Taxi establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

**(b) Dwelling units.**

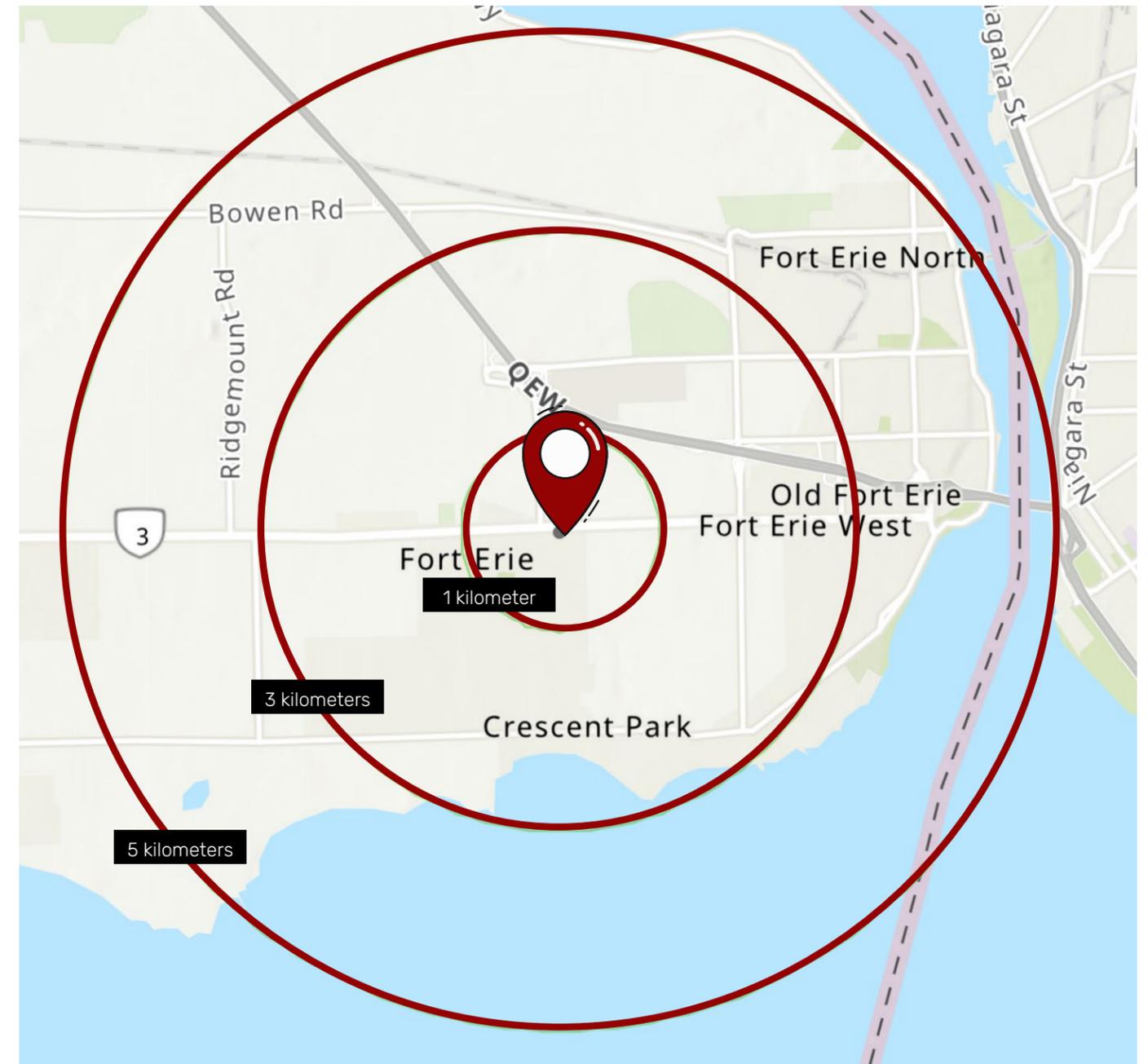
**(c) Uses, buildings and structures accessory to any permitted commercial use.**

# DEMOGRAPHICS

The population at 1267 Garrison Road within a 5 kilometer radius is 17,912. The median age for this population is 49.1. The number of households in this area is estimated at 7,567 within a 5 km area. The average household income is estimated to be CA\$84,494 within a 5km radius.

Summary	1 kilometer	3 kilometers	5 kilometers
2017 Total Population	1,757	7,449	17,218
2022 Total Population	1,778	7,713	17,912
2027 Total Population	1,802	7,901	18,349
2017-2027 Annual Rate	0.27%	0.48%	0.48%
2017 Households	685	2,982	7,232
2017 Average Household Size	2.6	2.5	2.3
2022 Households	696	3,104	7,567
2022 Average Household Size	2.6	2.5	2.3
2027 Households	704	3,174	7,740
2027 Average Household Size	2.6	2.5	2.3
2022-2027 Annual Rate	0.23%	0.45%	0.45%
2017 Families	569	2,328	5,051
2017 Average Family Size	2.8	2.8	2.7
2022 Families	579	2,424	5,283
2022 Average Family Size	2.7	2.8	2.7
2027 Families	582	2,468	5,412
2027 Average Family Size	2.8	2.8	2.7
2022-2027 Annual Rate	0.10%	0.36%	0.48%
<b>2017 Dwellings</b>	<b>0.36%</b>	<b>0.48%</b>	<b>7,232</b>
Owned Dwellings	639	2,587	5,336
Rented Dwellings	46	395	1,896
Band Housing	0	0	0
<b>2022 Dwellings</b>	<b>696</b>	<b>3,104</b>	<b>7,567</b>
Owned Dwellings	648	2,691	5,585
Rented Dwellings	48	413	1,982
Band Housing	0	0	0
<b>2027 Dwellings</b>	<b>704</b>	<b>3,174</b>	<b>7,740</b>
Owned Dwellings	655	2,756	5,725
Rented Dwellings	49	419	2,016
Band Housing	0	0	0
<b>Average Household Income</b>			
2017	CA\$89,017	CA\$86,426	CA\$74,306
2022	CA\$98,589	CA\$95,783	CA\$84,494
2027	CA\$111,104	CA\$107,951	CA\$95,259
<b>Per Capita Income</b>			
2017	CA\$34,705	CA\$34,598	CA\$31,210
2022	CA\$38,593	CA\$38,547	CA\$35,695
2027	CA\$43,406	CA\$43,366	CA\$40,182
<b>Median Age</b>			
2017	48.8	48.0	48.1
2022	50.2	49.5	49.1
2027	50.5	50.0	49.2

# DISTANCE MAP





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