



CREILAND
CONSULTANTS

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RETAIL UNITS FOR LEASE

1264 Garrison Road,
Fort Erie, ON

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CREILAND CONSULTANTS REALTY INC.

250 CONSUMERS ROAD, SUITE #1007
TORONTO, ONTARIO, M2J 4V6
www.creiland.ca

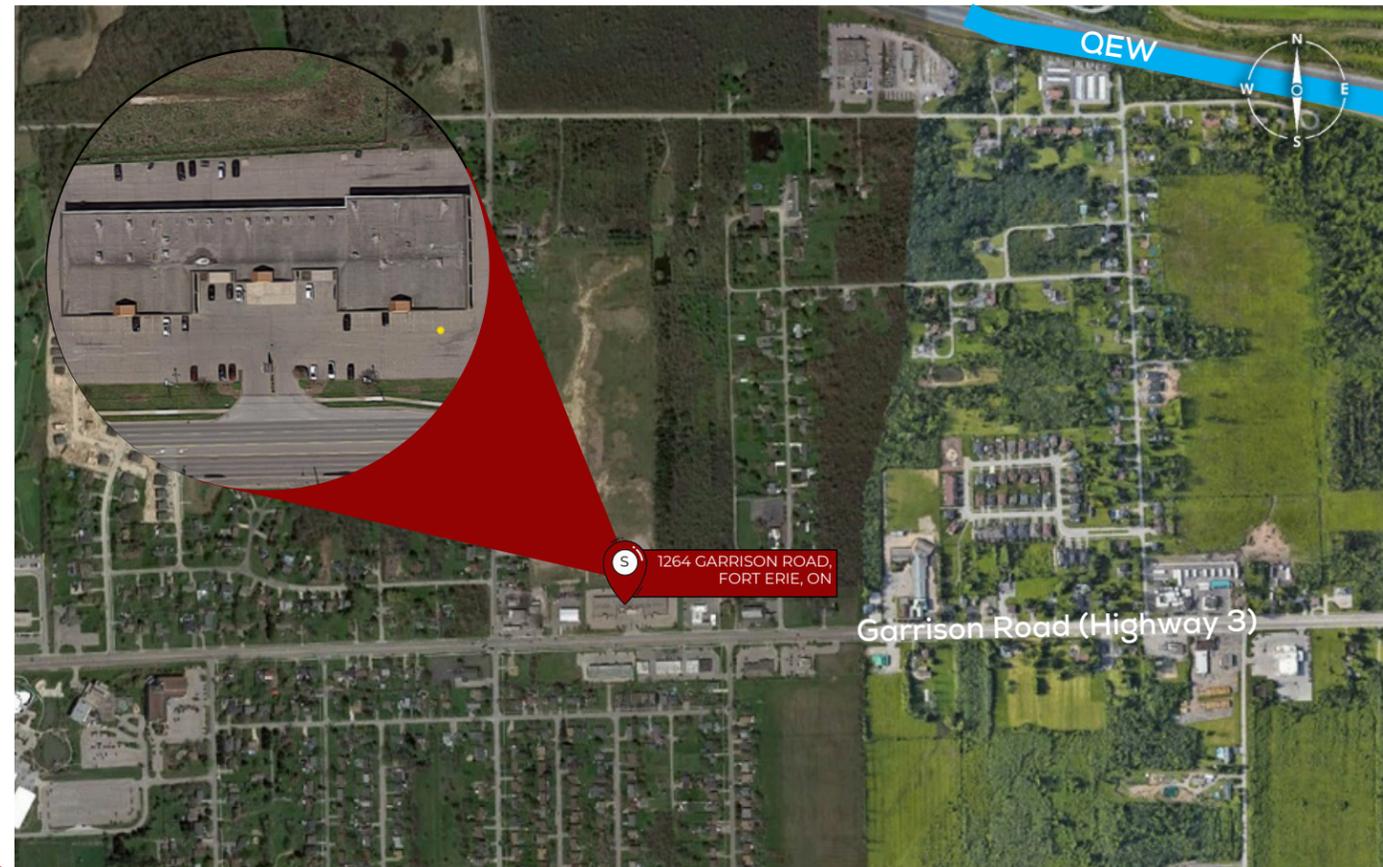


PROPERTY OVERVIEW

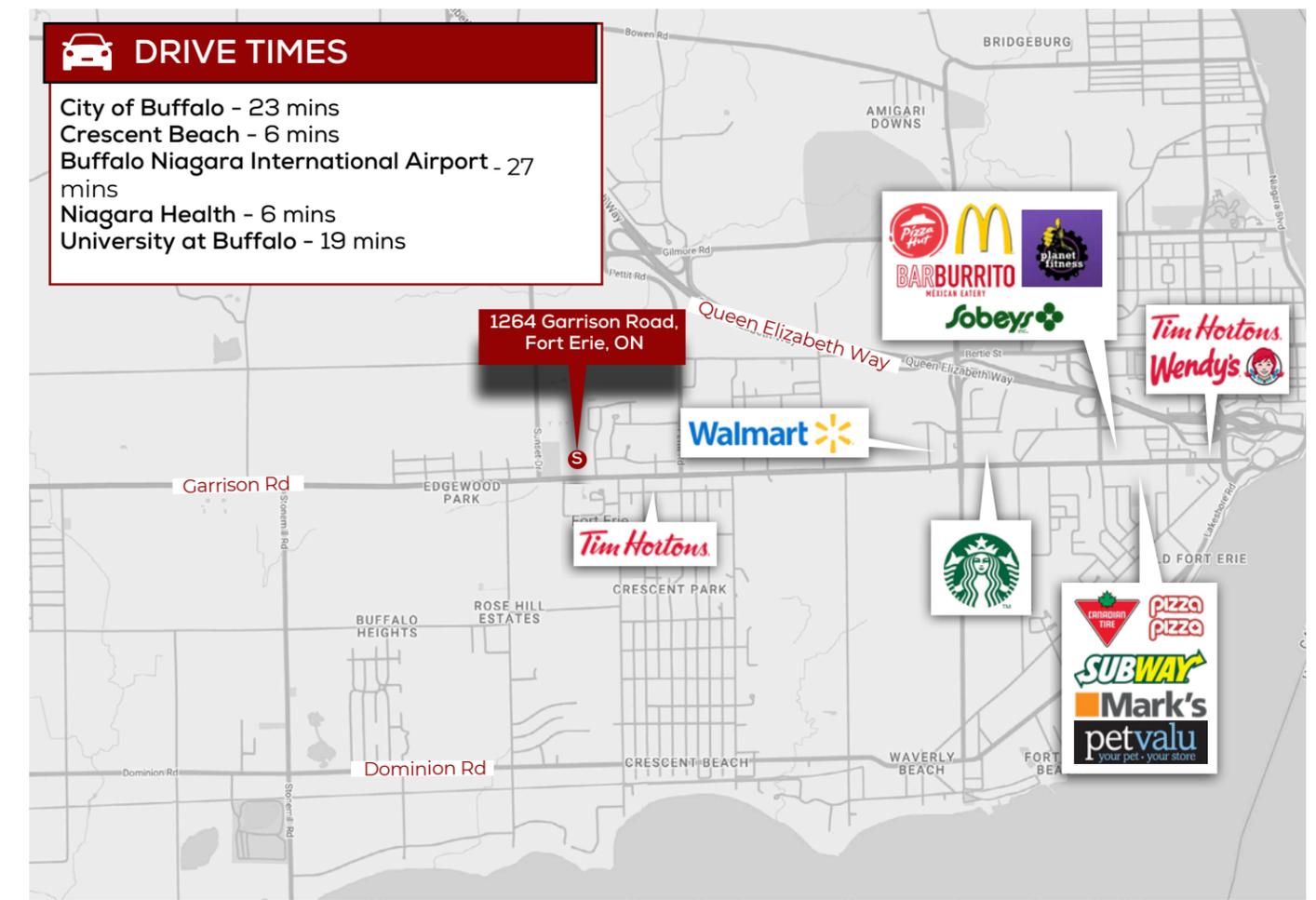
This retail plaza is located along high traffic commercial corridor Garrison Road which offers excellent visibility for your business. 1264 Garrison Rd is mainly medical and service: Optometrist, Pharmasave, Niagara Region Health, as well as a Nails & Spa, Dry cleaner, and large Logistics Company.

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:	1264 Garrison Road, Fort Erie, ON							
ASKING RATE:	<table border="0"> <tr> <td>U#1</td> <td>\$18.00 PSF NET</td> <td rowspan="3">LEASED</td> </tr> <tr> <td>U#7</td> <td>\$16.00 PSF NET</td> </tr> <tr> <td>U#9B</td> <td>\$16.00 PSF NET</td> </tr> </table>	U#1	\$18.00 PSF NET	LEASED	U#7	\$16.00 PSF NET	U#9B	\$16.00 PSF NET
U#1	\$18.00 PSF NET	LEASED						
U#7	\$16.00 PSF NET							
U#9B	\$16.00 PSF NET							
SIZE AVAILABILITY:	<table border="0"> <tr> <td>U#1</td> <td>7,323 SF</td> </tr> <tr> <td>U#7</td> <td>900 SF</td> </tr> <tr> <td>U#9B</td> <td>1,105 SF</td> </tr> </table>	U#1	7,323 SF	U#7	900 SF	U#9B	1,105 SF	
U#1	7,323 SF							
U#7	900 SF							
U#9B	1,105 SF							
TMI (2025):	\$9.66 PSF							
POSSESSION:	<table border="0"> <tr> <td>U#1</td> <td>MAY 1, 2025</td> </tr> <tr> <td>U#7</td> <td>IMMEDIATE</td> </tr> <tr> <td>U#9B</td> <td>IMMEDIATE</td> </tr> </table>	U#1	MAY 1, 2025	U#7	IMMEDIATE	U#9B	IMMEDIATE	
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U#9B	IMMEDIATE							



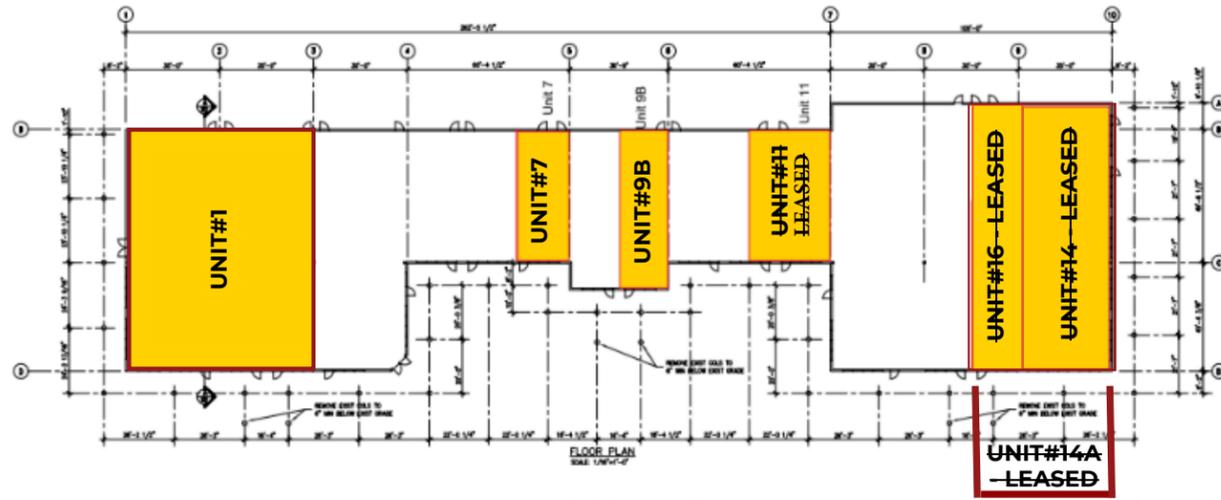
AMENITIES MAP



TRANSIT MAP

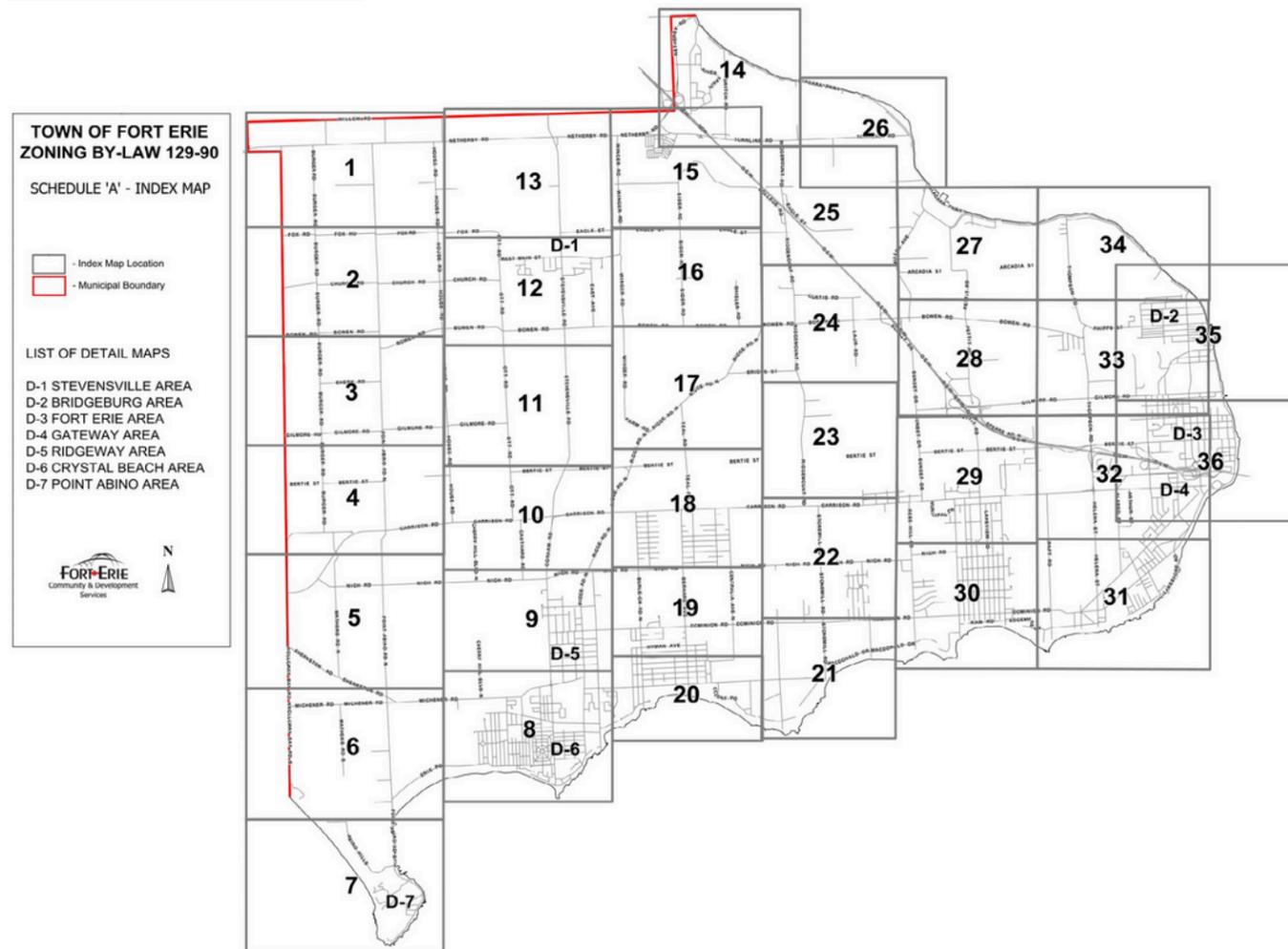


FLOOR PLAN



NOTE: Unit 14A which consists both adjacent units 14 and 16 totaling to 5,615 SF can be leased out to a single tenant.

ZONING MAP



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.

PROPERTY PHOTOS

EXTERIOR PHOTOS



PROPERTY PHOTOS

UNIT#7



UNIT#11 - LEASED



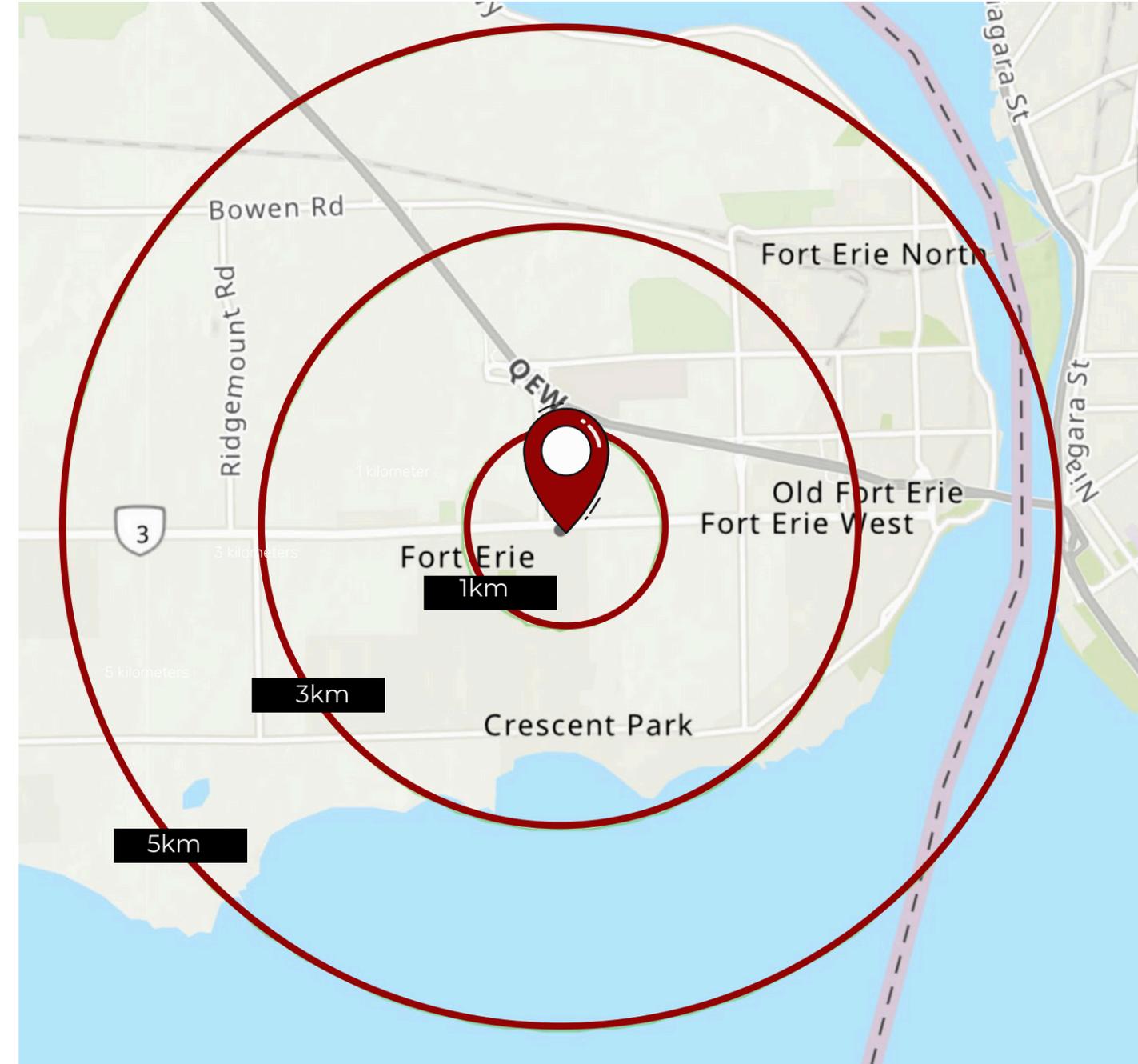


DEMOGRAPHICS

The population at 1264 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%
2017 Dwellings	0.36%	0.48%	7,232
Owned Dwellings	639	2,587	5,336
Rented Dwellings	46	395	1,896
Band Housing	0	0	0
2022 Dwellings	696	3,104	7,567
Owned Dwellings	648	2,691	5,585
Rented Dwellings	48	413	1,982
Band Housing	0	0	0
2027 Dwellings	704	3,174	7,740
Owned Dwellings	655	2,756	5,725
Rented Dwellings	49	419	2,016
Band Housing	0	0	0
Average Household Income			
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
Per Capita Income			
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
Median Age			
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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