425 King Street

New Retail Development in Welland

Drive Through + Additional CRU, 1,500 to 2,500 SF Build To Suit

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Overview

Located in the heart of Niagara, Welland is a 1.5 hour drive from Toronto and 45 minutes from Buffalo, NY. Home to Niagara College, and just a short drive to Brock University, the city is home to local and international students. Rich with multiculturalism and community spirit, Welland is a youth and senior friendly city that endeavors to keep all citizens active, happy, and healthy. We cherish our past, appreciate the present, and continue to grow a bright future.

- Access to 75% of North America's purchasing power
- Within driving distance of 60% of the U.S. and 62% of the Canadian industrial market
- 7 of the top 10 U.S. industrial states are within one day's trucking of Welland and it is even closer to major U.S. markets than Florida, Texas and California
- The St. Lawrence Seaway links Welland to ocean ports in such places as Hong Kong, the Pacific Rim, Europe, and North and South America.
- Easy access to the U.S. and major international transportation gateways by auto, plane and train

Welland is at the geographical centre of Niagara's diversified manufacturing base and supply chain network. Welland's strong labour force has ready-to-go experience and depth in precision machining, metal forming, electrical & connectivity, hydraulics and power distribution. The region excels in advanced manufacturing, aerospace, shipbuilding, logistics, transportation equipment and primary metal manufacturing. Welland also has easy access to world-class automotive research centres at Niagara College, McMaster University, the University of Waterloo and the University of Windsor.

Welland's population has increased by 3.5% since 2011 and is forecasted to grow due to its enhanced quality of life. Welland and the Niagara Region are among Canada's most culturally rich, affordable and safe places to live. Cost of living expenses are among Canada's lowest.

Area Profile	10 Min. Drivetime Trade Area
Est. Population	76,789
Est. Daytime Population	64,199
Avg. Household Income	$77,860
Avg. Age	44
Total Dwellings	33,271
Population Density (People/km^2)	1,675

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Site Information

The site is located near the north west corner of King Street and Lincoln street and is neighbouring a new Rexall, a new McDonalds, the City of Welland Wellness Centre, the Welland Curling Club, Arena, and skating club, the Welland Hospital and a retirement home complex. This site is in the centre of health and wellness, family, and recreational activity for the city. The Welland Wellness Centre is a new community recreation centre featuring fitness equipment, classes and programs and memberships while the area attracts families involved in hockey and skating. The site is also near to a major hospital that employs 3,400 people. This property is an excellent location for family oriented food or a drive through restaurant that can serve the family activities and the employment that is nearby.

Property Highlights

- Build to Suit
- Scheduled Completion: Q 3-4, 2021
- Pylon Sign
- Ample dedicated parking
- Easy In and Out access
- Up to 4,000 SF drive-through QSR
- Build can include high ceilings
- Daytime population within 1 kilometre: 6,050
- Traffic on King St estimated at 7764 cars per day
- Traffic on Lincoln Street estimated at 14,096 cars per day

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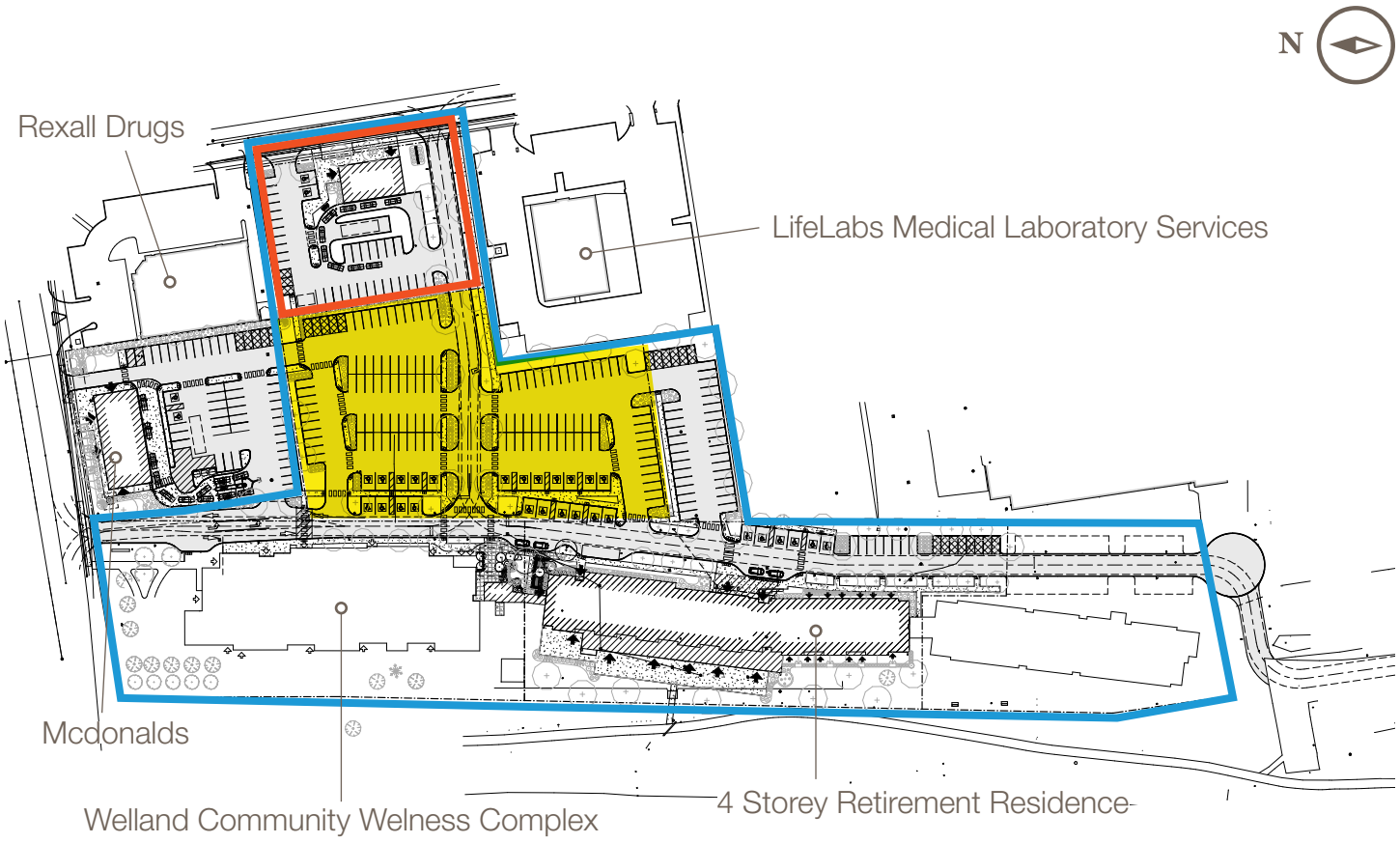
Site Plan



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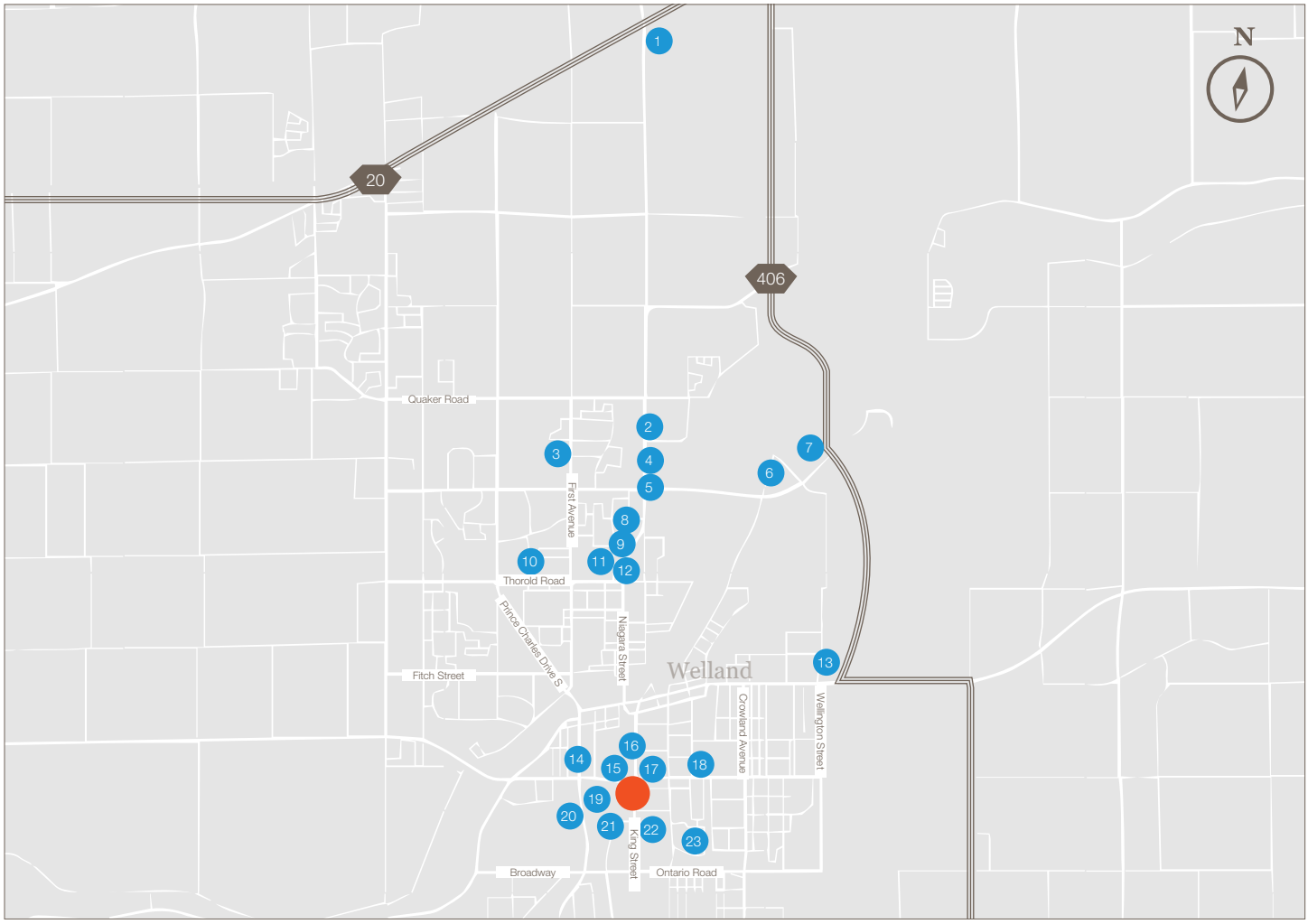
Nearby Tenants Map



1. Tim Hortons
2. Tim Hortons
3. Tim Hortons
4. A&W
5. Burger King
6. Tim Hortons
7. Mcdonalds
8. Mcdonalds
9. Tim Hortons
10. Tim Hortons
11. Popeyes
12. Wendy's
13. Tim Hortons
14. Tim Hortons
15. Welland Community Wellness Complex
16. Mcdonalds
17. Rexall
18. Tim Hortons
19. LifeLabs Medical Laboratory Services
20. Best Western Plus Rose City Suites
21. Jack Ballantyne Memorial Arena
22. Welland Hospital Auxiliary Dialysis Centre
23. KFC

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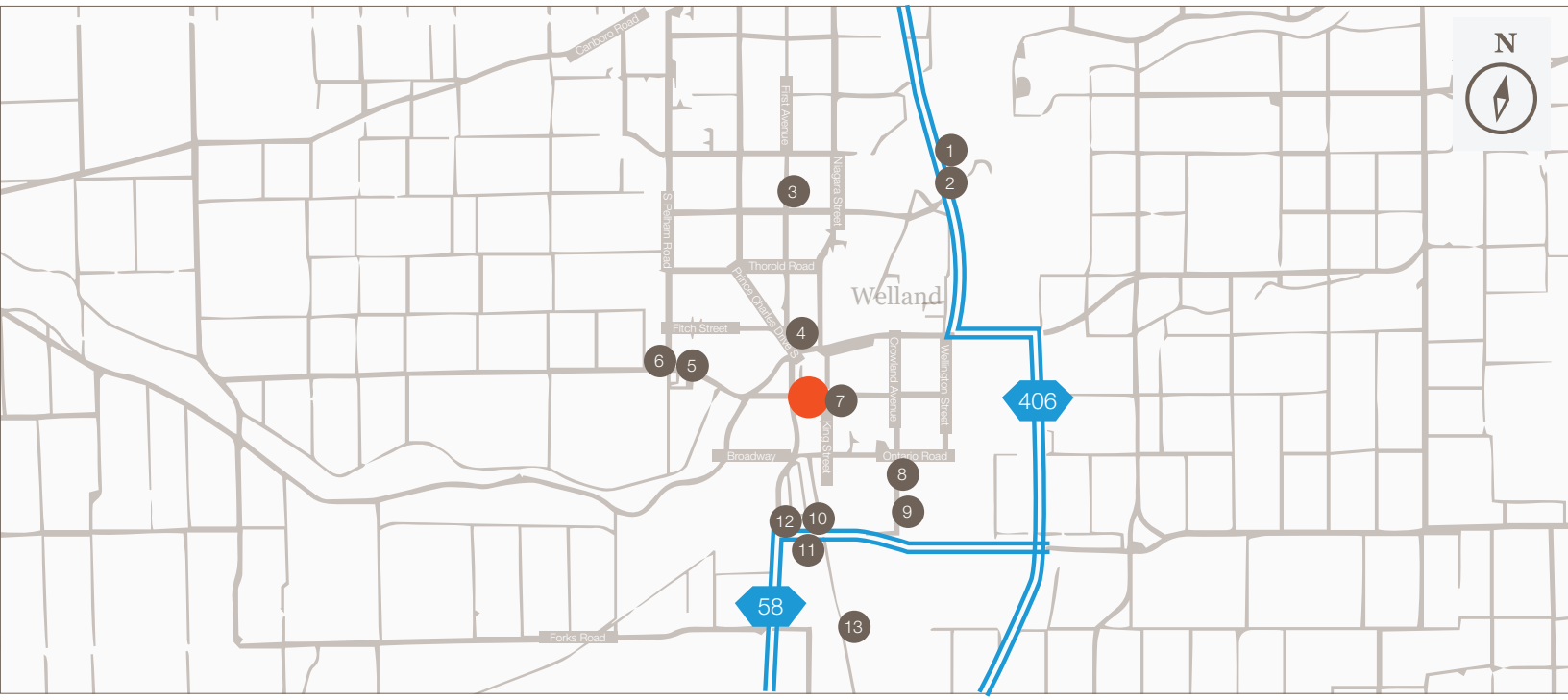
Upcoming Developments

In 2020, 527 residential housing units were built In 2021, 134 units have been built year to date. Welland is expected to grow between 1.5% to 2% per annum for the next 20 years.



1. Central Village
   112 Units
2. Former Hunters Pointe Golf Course
   Under Appeal
   1000 Units
3. Lancaster Drive near Seaway Mall
   Apartment Building
   98 Units
4. High Gardens
   Phase 2
   43 Town Houses
5. Westwoods on the Creeks
   98 Units
6. Sparrow Meadows
   Phase 7
   94 Units
7. 570 King Street
   Affordable Housing Complex
   50 Units
8. 315 Southworth Street W
   Phase 3
   100 Units
9. McCabe & Mclaughlin Avenue
   Two Phases
   150 Units
10. Splash Pad & Multi-Sport Court
11. 16 Townline Tunnel Road
12. Vodka & Whisky Distillery
13. Dain City Ridgeway
    2000 new home units

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Aerial View

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