



# For Lease

Retail Opportunity

Lakehead Landing - 905-911 Fort William Road, Thunder Bay ON





# Property details

## RETAIL SPACE

- BUILDING B: 3,200 SF (divisible)
- AVAILABLE: 1 Year from Lease Execution
- NET RENT: Contact Listing Agent
- ADDITIONAL RENT: 2023 Taxes \$6.50 PSF; and Operating costs \$5.00 PSF
- MANAGEMENT FEE: 5% of net rent



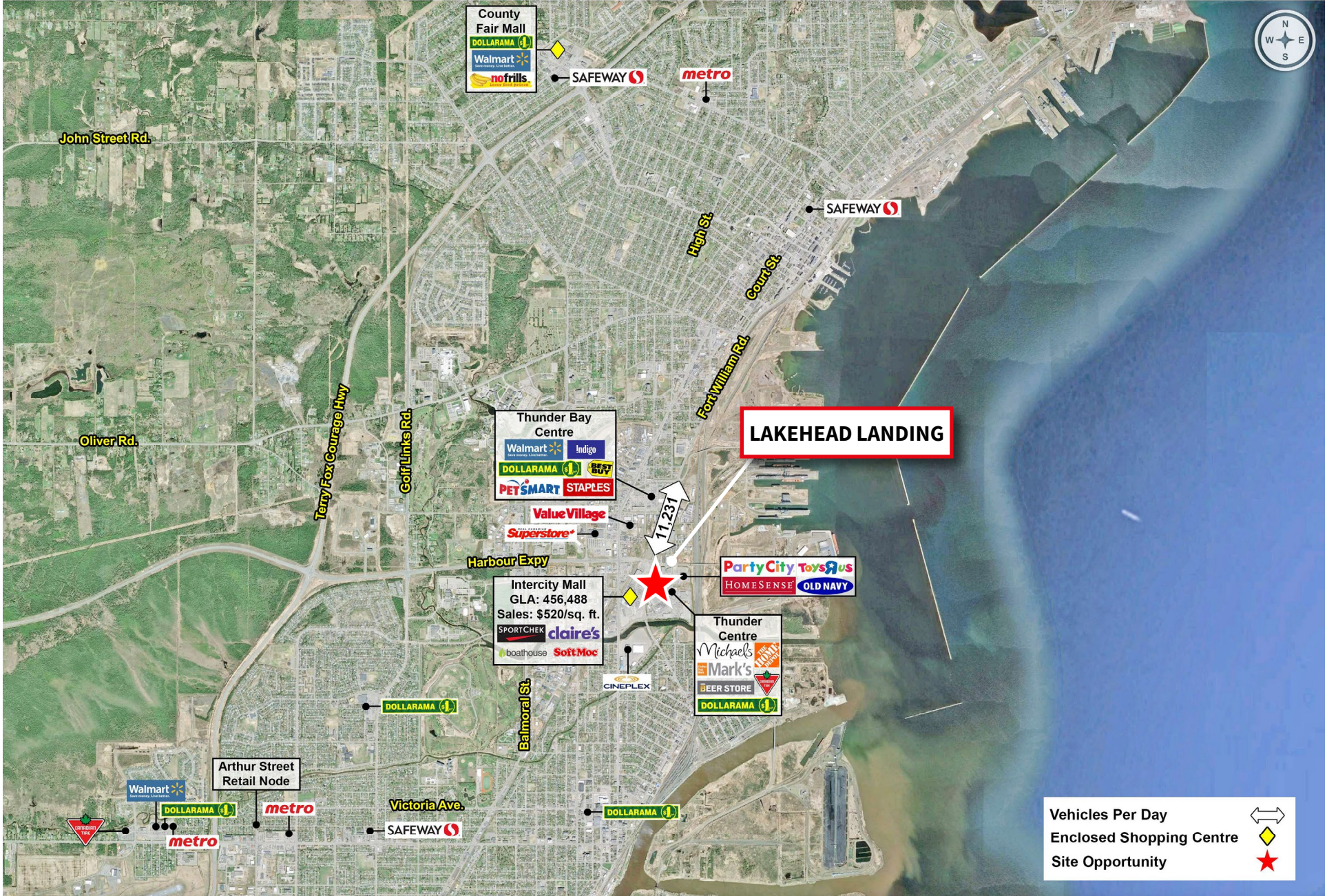
# Demographics

	3km	5km
Population	20,838	64,969
Daytime Population	36,392	77,564
Avg. Household Income	\$69,989	\$86,031
Median Age	40.1	42.0

Source: Statistics Canada, 2023



# Mid-Market Aerial



\*\*Mobile Device Traffic Count is calculated using a combination of mobile location data with machine learning to provide accurate, consistent, and always up-to-date traffic counts



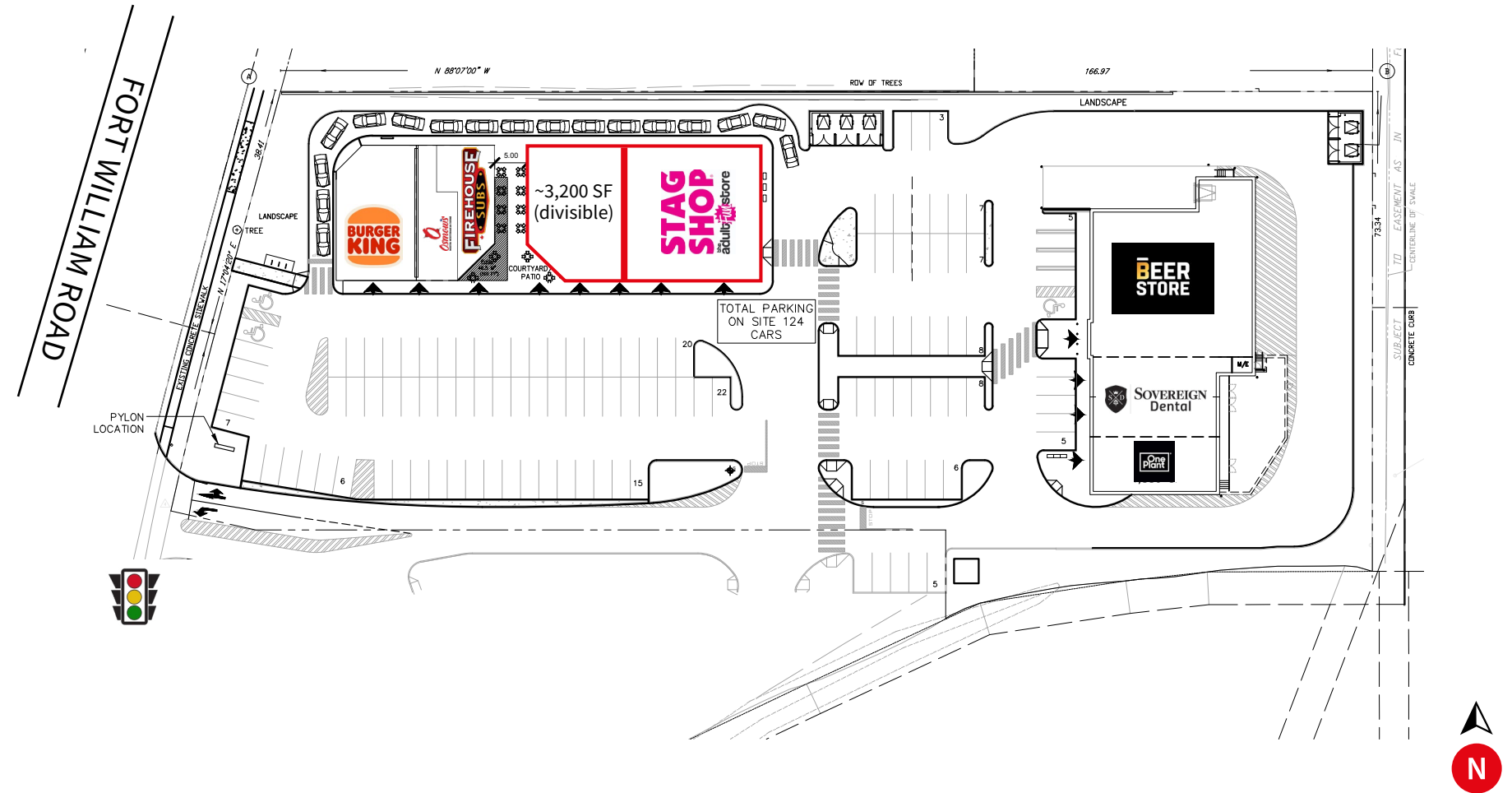
# Highlights

- Located on Fort William Road at a 4-way lighted intersection leading to Intercity Shopping Centre.
- 25,701 SF on a 3.042-acre site, offering 12,378 SF of “to be built” tenancy.
- Anchored by Beer Store, Sovereign Dental, One Plant Cannabis, Burger King, Osmow’s, Firehouse Subs and Stag Shop for Q2-2024.
- Canadian Tire and the 456,430 SF Intercity Shopping Centre as shadow anchors across the street with ~4.7M annual visitors.
- C2 zoning permits retail, financial, food, health & beauty, medical, office uses and more!



# Site plan

Building B | 3,200 SF (divisible)



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