



RETAIL For Lease **McLeod Square**

7835 - 7957 McLeod Road
Niagara Falls, ON



Property Details

Building: Fully Leased
Total Size: 0
Available: 0
Net Rent: Contact Listing Agent
Additional Rent: \$11.45 PSF (Tax \$5.85 psf and Op Cost \$5.60 psf) - est. 2022

Demographics

Source: Statistics Canada, 2022

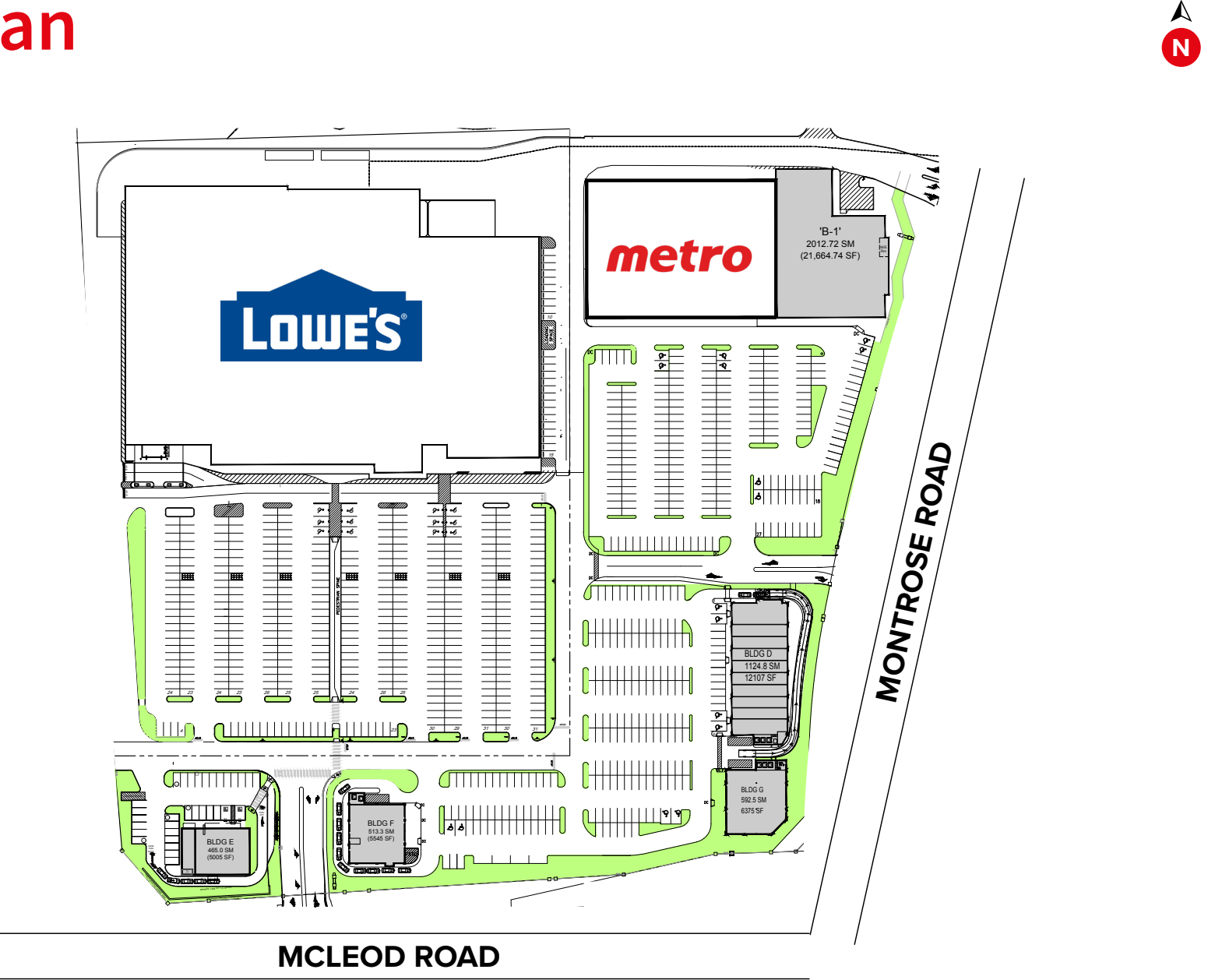
	1km	3km	5km
 Population	4,145	35,037	59,529
 Daytime Population	3,302	31,361	56,983
 Total Households	1,300	13,108	23,381
 Avg. Household Income	\$75,800	\$84,382	\$83,279
 Median Age	41.4	41.6	43.3



Property Details

- The ~ 90,697 sf McLeod Square retail property is located at the 4-way lighted NWC of McLeod Road, and Montrose Road, shadow anchored by Lowe’s.
- The site has access via three points of egress and ingress; (i) two (2) 4-way lighted intersections on McLeod Road and the second at the north end of the property on Montrose Road; and (ii) “RI/RO” mid access point on Montrose Road.
- Anchor tenants include the new Niagara Regional Health office, inclusive of four service retail buildings with First Ontario Credit Union, Cooperators, Rogers, Bell, Starbucks, Harveys, Sunset Grill, Medical, Massage Addict, Scotiabank, Great Clips (Q3 2023) and Metro opening mid Q2-2023.
- Zoned: SC for uses such as:
 - Health Centre, Office, Personal Service shop, Photographer’s studio, Place of entertainment (Restaurant, Retail store, Service shop, Tavern, Animal clinic, Beer, wine or liquor store, Outdoor patio which is an accessory use to a drive-in restaurant, place of entertainment.
- Montrose Road traffic counts: 25,792 and McLeod Road traffic counts: 24,319.

Site Plan



FOR LEASE | MCLEOD SQUARE | 7835 - 7957 MCLEOD ROAD | NIAGARA FALLS, ON

For more information, please contact:

Russell Godwin*

Senior Vice President

+1 416 391 6960

Russell.Godwin@am.jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative.