



# For Lease

## McLeod Square

NWC of McLeod Road & Montrose Road, Niagara Falls, ON

**Russell Godwin**

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# Niagara Falls, ON



## Project Highlights

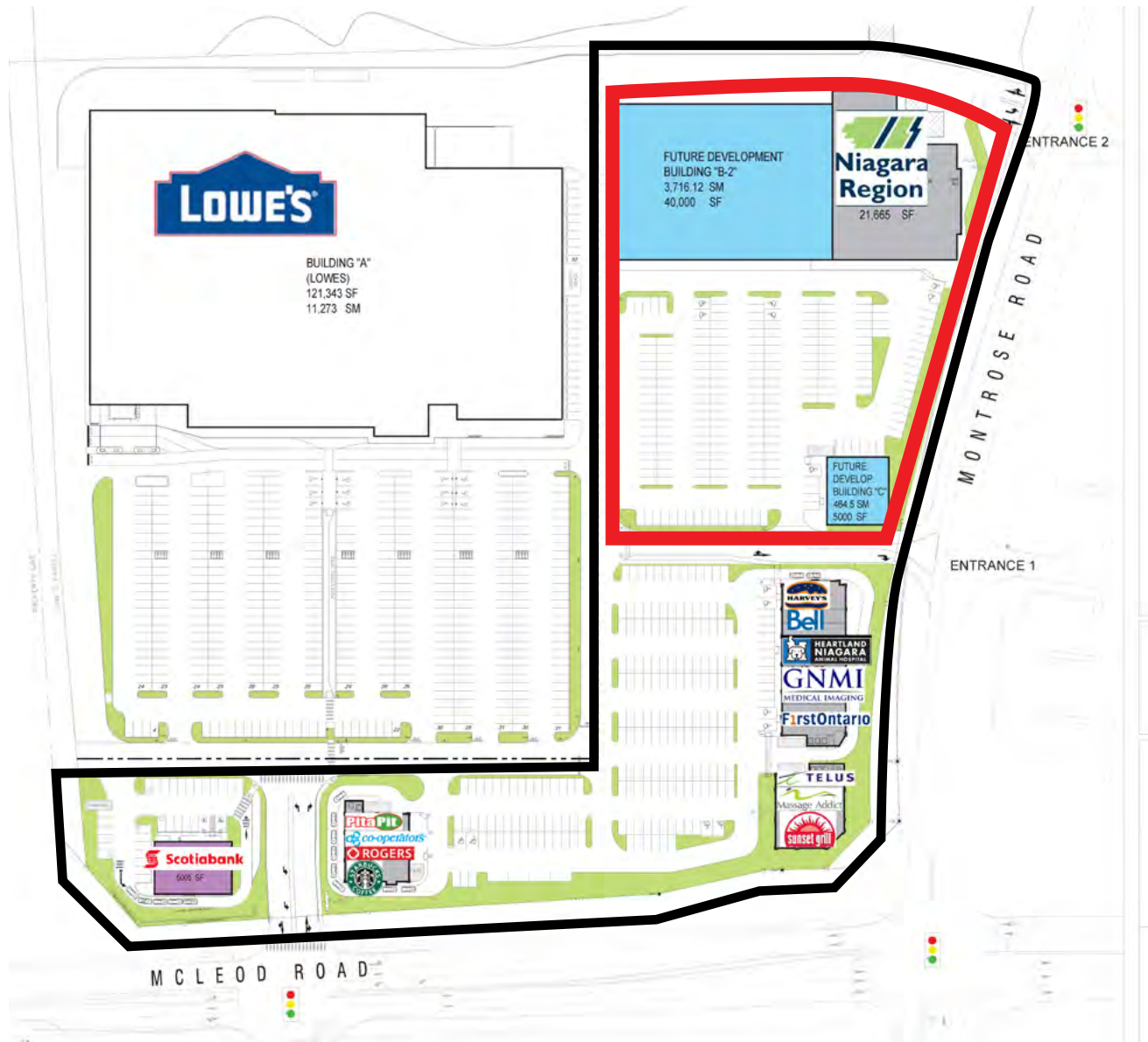
- The ~ 95,697 sf McLeod Square retail property fronts the north side of McLeod Road at the lighted northwest intersection of Montrose Road, shadow anchored by a 121,343 sf Lowes and Niagara Square on the south side of McLeod Road; future home to Costco.
- The site has access via; (i) two (2) 4-way lighted intersections; one on McLeod Road with an additional 4-way light at the north end of the property to follow on or before Q2-2020; and (ii) a mid-site “RI/RO” access point on Montrose Road.
- Anchor tenants include the new Niagara Regional Health office, with two (3) QSR / service retail buildings with First Ontario Credit Union, Cooperators, Rogers (Prime), Bell, Starbucks, Harveys, Sunset Grill, Massage Addict and Scotiabank (mid 2021).
- 45,000 square feet of new retail to be built is available from Q2-2021 as follows:
  - ~ 40,000 sf between Lowes and the new Niagara Regional Health office
  - ~ 5,000 sf pad fronting Montrose Road at the “RI/RO” access
- Estimated 2020 Additional Rent is \$8.73 PSF.

## Demo Highlights

- 2019 Estimated Household Income within a 20 minute drive: \$83,426
- 2019 Estimated Workplace Population within a 20 minute drive: 107,331
- 2019 Estimated Population within a 20 minute drive: 254,978
- Projected growth from 2019-2024 within a 20 minute drive: 1.6%
- 76 townhouses projected for 2021 abutting North side of the property.



# Site Plan



SITE AREA	103,921 SM	25.68 AC		
COVERAGE	19.25%			
EXISTING GLA			TOTAL GLA (EXISTING & PROPOSED)	95,697 SF 8,888 SM
BLDG D	12,107 SF	1,124 SM	PARKING AS PER VAR.	
BLDG F	5,545 SF	515 SM	A-2009-033	
BLDG G	6,375 SF	592 SM	(5.5m X 2.75m)	
BLDG B-1	21,665 SF	2,012 SM	SITE PARKING REQUIRED	438 SPACES
EXISTING GLA	45,692 SF	4,243 SM	(1 space / 23m <sup>2</sup> )	
PROPOSED GLA			SITE PARKING PROVIDED	450 SPACES
BLDG B-2	40,000 SF	3,716 SM		
BLDG C	5,000 SF	464 SM		
BLDG E	5,005 SF	465 SM		
PROPOSED GLA	50,005 SF	4,645 SM		

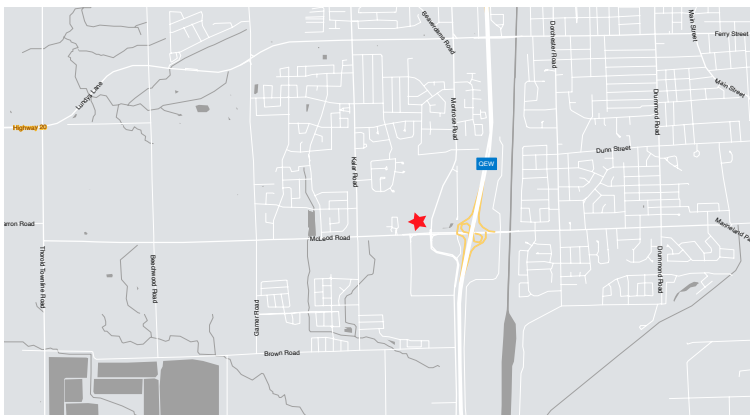


# Demographics



Drivetimes		0 min - 10 min	0 min - 20 min
POPULATION	<b>Population</b>	<b>78,496</b>	<b>254,978</b>
	Growth 2013 - 2018	4.5%	2.9%
	Projected Growth 2018 - 2023	1.6%	1.6%
HOUSEHOLDS	<b>Households</b>	<b>32,090</b>	<b>107,846</b>
	Growth 2013 - 2018	5.6%	4.0%
	Projected Growth 2018 - 2023	2.4%	2.2%
INCOME	<b>Average Household Income</b>	<b>\$ 82,007</b>	<b>\$ 83,426</b>
	Median Household Income	\$ 64,629	\$ 64,381
BUSINESS	Workplace Population	32,931	107,331
	Total Daytime Population (Workplace Pop + Daytime Pop)	79,290	262,745
EDUCATION	No Certificate, Diploma or Degree	21.2%	20.4%
	High School Certificate	29.9%	30.0%
	Bachelor's Degree or Higher	15.9%	17.4%
ETHNICITY	Caucasian or Aboriginal	86.9%	89.1%
	Black	3.1%	2.8%
	Asian	5.7%	3.9%
	South Asian	2.2%	1.6%
	Latin American	0.9%	1.1%
	Arab	0.5%	0.7%
	Other	0.7%	0.7%

## Context map



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