



For Lease

Retail Opportunity

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



Property details

RETAIL SPACE

- BUILDING B:** 7,348 SF (divisible)
- BUILDING C:** 1,385 SF
- AVAILABLE:** 1 Year from Lease Execution
- NET RENT:** Contact Listing Agent
- ADDITIONAL RENT:** \$9.80 PSF
(2022 Taxes \$6.30 PSF and Op Costs \$3.50 PSF)
- MANAGEMENT FEE:** 5% of net rent



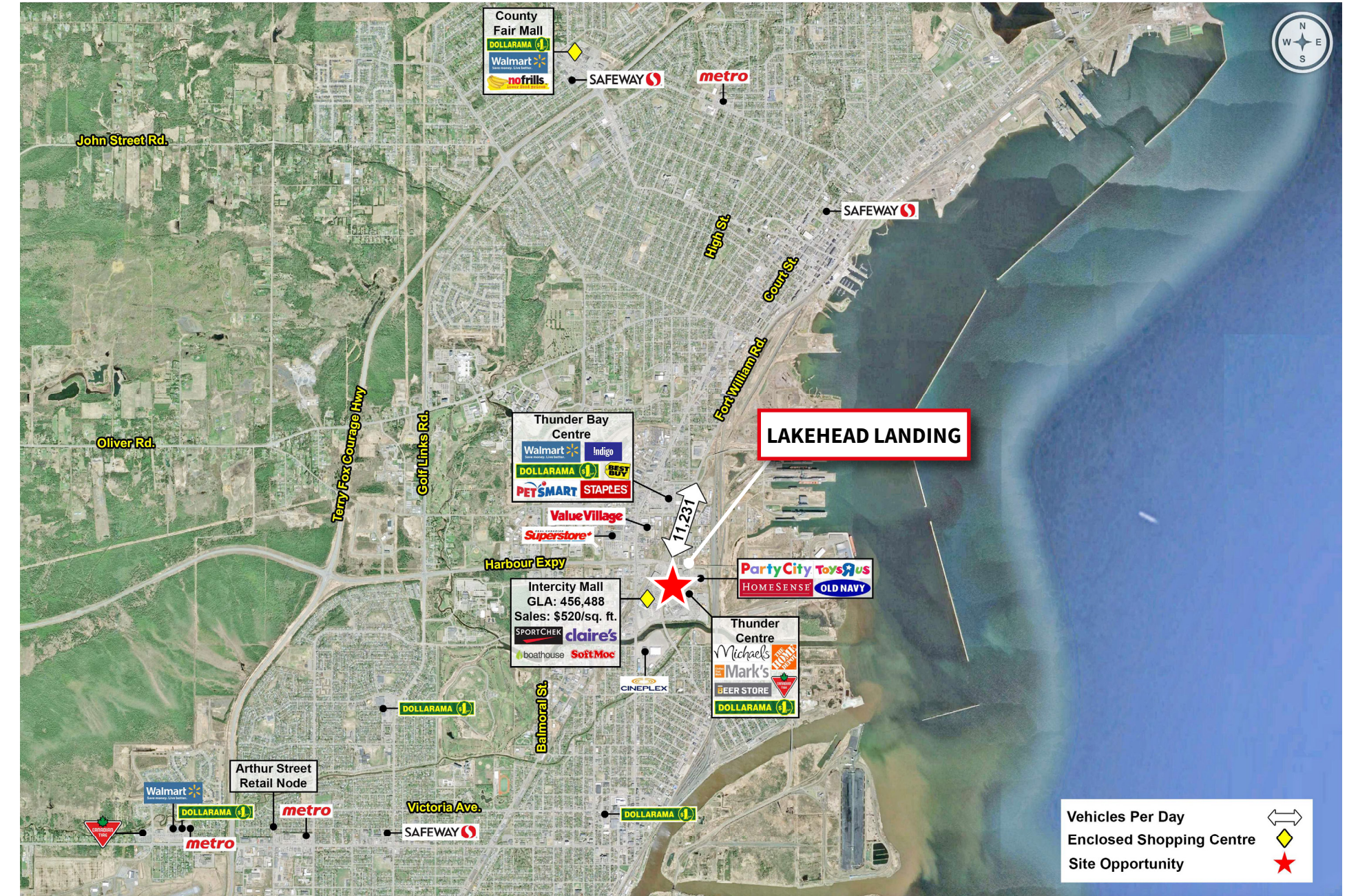
Demographics

	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, 2022



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

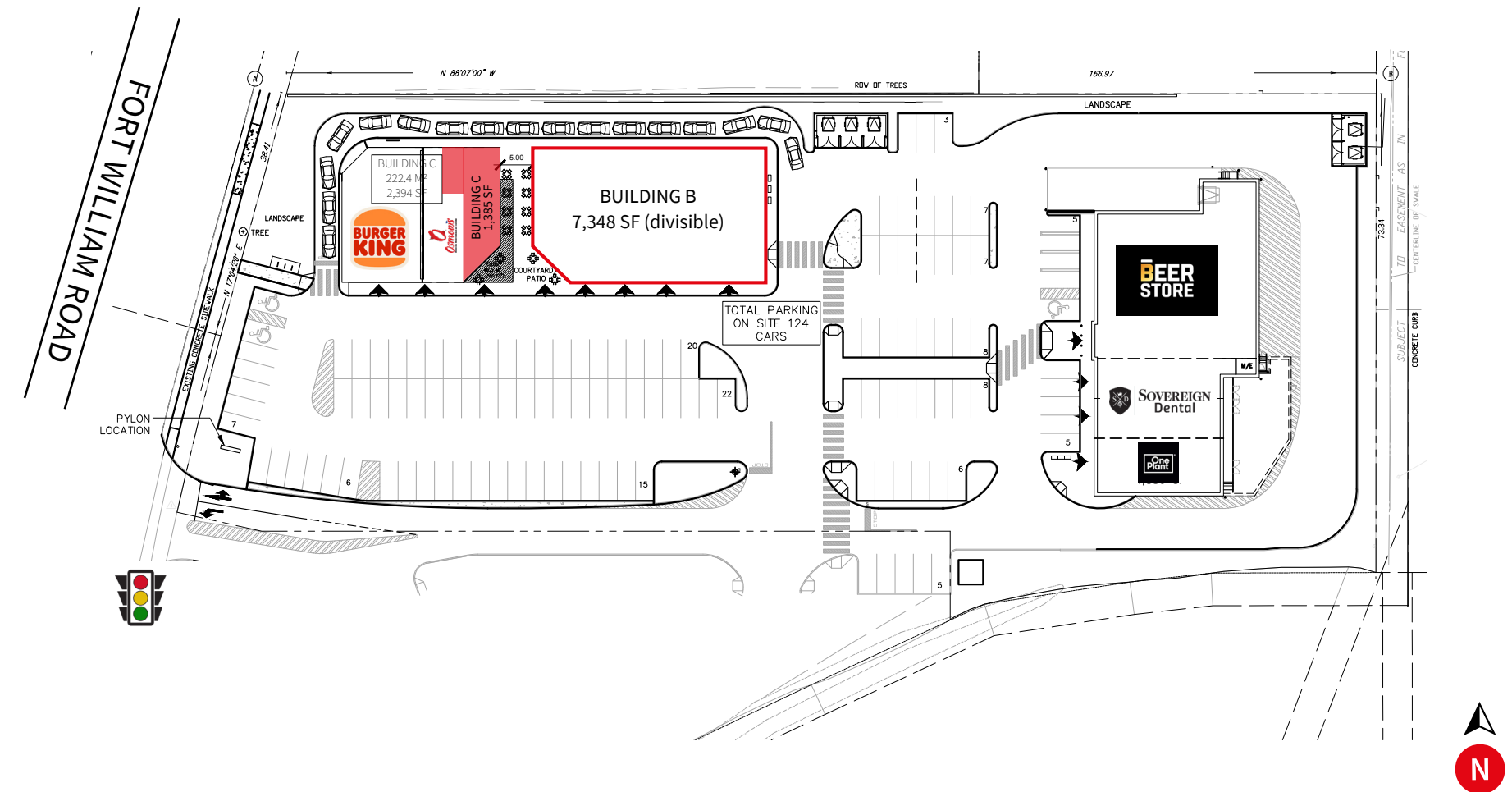
- Located on Fort William Road at a 4-way lighted intersection leading to Intercity Shopping Centre.
- 25,701 SF on a 3.042-acre site, offering 12,378 SF of “to be built” tenancy.
- Anchored by Beer Store, Sovereign Dental, One Plant Cannabis, a Future Burger King, and Osmow’s for Q1-2023, Canadian Tire and the 456,430 SF Intercity Shopping Centre with 4.7M annual visitors [2019] as shadow anchors.
- C2 zoning permits retail, financial, food, health & beauty, medical, office uses and more!



Site plan

Building B | 7,348 SF (divisible)

Building C | 1,385 SF



FOR LEASE | 905-911 Fort William Road, Thunder Bay, ON

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