

FOR LEASE

969 Fort William Road, Thunder Bay, ON

RETAIL OPPORTUNITY IN THE THUNDER CENTRE



Derek Gaudette · Sales Representative
O:(905) 607 0719 · C:(647) 218 9321

derek@clearstreamcre.com
www.clearstreamcre.com



Greg Gaudette · Broker Of Record
O:(905) 607 0719 · C:(647) 328 7027

greg@clearstreamcre.com
www.clearstreamcre.com

Site Features

969 Fort William Road, Thunder Bay, ON



THUNDER CENTRE

Prime retail units available in well merchandised lifestyle centre.

Situated in Thunder Bay's major retail node, directly adjacent to the Intercity Mall.

Co-tenancy includes national fashion, home improvement, and convenience retailers.

Wide variety of uses permitted including all retail uses.

Join anchors Giant Tiger (Opening April 2020), Canadian Tire, and Home Depot among others.

Easy site access with four access points.

Available Units

Unit D1: 14,626 Sq. Ft. Unit C1A: 1,007 Sq. Ft.

Unit D6: 5,105 Sq. Ft. Unit D10: 1,129 Sq. Ft.

Unit C3: 5,400 Sq. Ft. Unit A3: 5,043 Sq. Ft.



LCBO



EB GAMES

carter's | OshKosh
babies and kids

Pier 1 imports

GIANT TIGER



Michaels
Where Creativity Happens

OLD NAVY



Moore's
CLOTHING FOR MEN

THE SHOE COMPANY
NICE SHOES FOR LESS

CHATTERS
HAIR | BEAUTY | SALON

easyhome

Site Plan

969 Fort William Road, Thunder Bay, ON



UNIT	TENANT	AREA (SF)
A1	Hudson's Bay Company	31,568
A2	Michaels of Canada, ULC	21,885
B1	Old Navy (Canada) Inc.	14,913
B2	Pier 1 Imports (U.S.) Inc.	9,494
C1	Running Room Canada Inc.	1,490
C1A	AVAILABLE	1,007
C2	Urban Eyewear	1,469
C3	AVAILABLE	5,400
C4	Town Shoes Limited	5,066
C5	Roots Corporation	3,921
C6	Carter's / OshKosh	4,874
C7	Chatters Salon Limited	3,056
C8	Easyhome	5,020
C9	Ardene Holdings Inc.	6,320
C10	Dollarama L.P.	9,880
C10A	Dollarama L.P.	2,141
D1	AVAILABLE	14,626
D2	Moore's The Suit People Inc.	5,744
D3	Liquor Control Board of Ontario	8,335
D4, D5	TBayTel	2,460
D6	AVAILABLE	5,105
D9	EB Games	1,514
D10		1,129
D11	Starbucks Coffee Canada Inc.	1,670

Units Available

969 Fort William Road, Thunder Bay, ON



UNIT D10: 1,129 Square Feet



UNIT C1A: 1,007 Square Feet



UNIT C3: 5,400 Square Feet



UNIT D6: 5,105 Square Feet

Units Available

969 Fort William Road, Thunder Bay, ON

UNIT D1: 14,626 Square Feet



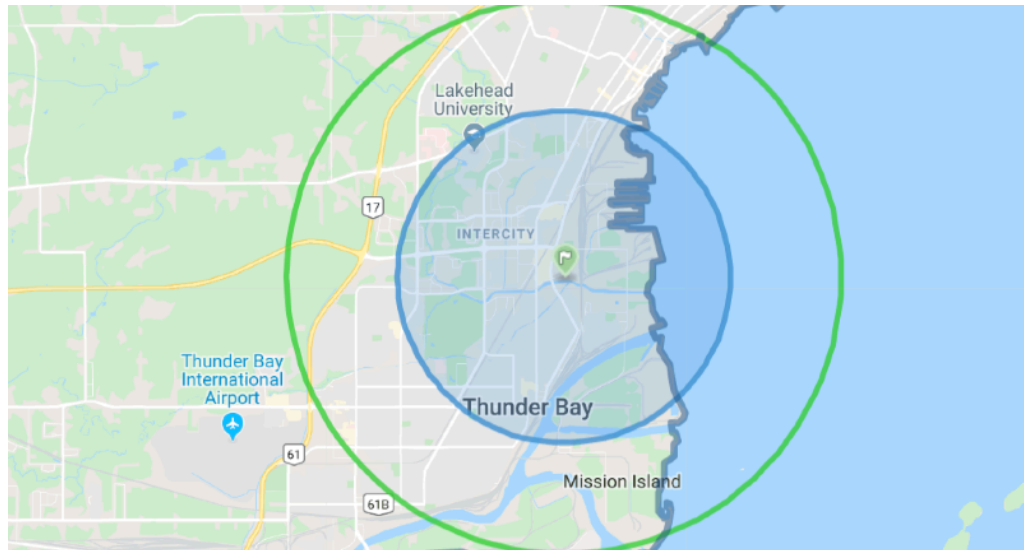
Site Overview

969 Fort William Road, Thunder Bay, ON



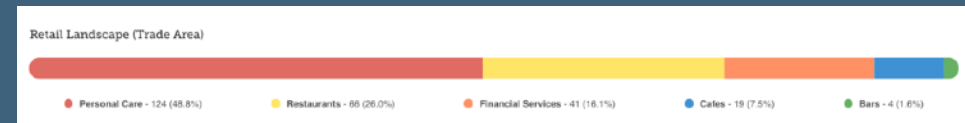
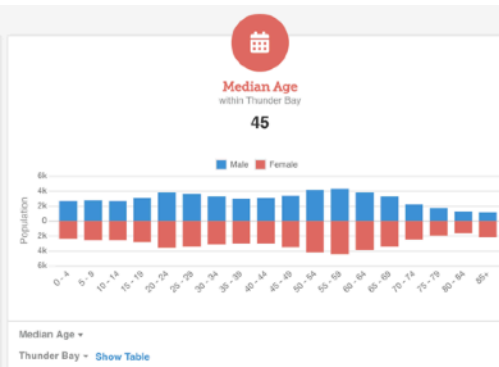
Demographics

969 Fort William Road, Thunder Bay, ON



DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	18,815	61,162
Households	9,997	30,475
Average Age	42.9	43.4
Average Household Income	\$61,176	\$73,285



Derek Gaudette · Sales Representative
O:(905) 607 0719 · C:(647) 218 9321

derek@clearstreamcre.com
www.clearstreamcre.com



Greg Gaudette · Broker Of Record
O:(905) 607 0719 · C:(647) 328 7027

greg@clearstreamcre.com
www.clearstreamcre.com