

PEACE PLAZA

315 Garrison Rd., Fort Erie, ON



Derek Gaudette
Broker
647-218-9321
derek@clearstreamcre.com



Greg Gaudette
Broker Of Record
647-328-7027
greg@clearstreamcre.com



PEACE PLAZA

PEACE PLAZA IS A NEWLY CONSTRUCTED RETAIL DEVELOPMENT LOCATED IN THE HEART OF FORT ERIE'S MAIN RETAIL NODE.

THIS SITE BENEFITS FROM BEING CENTRALLY LOCATED ON GARRISON RD., SURROUNDED BY NATIONAL RETAILERS INCLUDING CANADIAN TIRE, SOBEY'S, WALMART, SHOPPER'S DRUG MART, REXALL, MCDONALD'S, AND MORE.

SURROUNDED BY RESIDENTIAL AND CLOSE PROXIMITY TO THE PEACE BRIDGE, THIS SITE EXPERIENCES HIGH TRAFFIC COUNTS DAILY FROM BOTH LOCALS AND COMMUTERS.



UNIT DETAILS

UNIT SIZE:

1,287 SQUARE FEET

TMI:

EST. \$12.00

FRONTAGE:

22.5 FEET

CEILING CLEAR HEIGHT:

14+ FEET

ZONING:

CMU1-447

CMU1 PERMITTED USES

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer's Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Custom Workshops
- Custom Brokers
- Custom Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden Centres
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private parking lots
- Private or Commercial Clubs
- Public Libraries
- Public Parking Lots
- Public Transportation depots including Bus Stations
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Spa Services
- Studios
- Supermarkets
- Taverns • Video Outlet Sales and Rental Establishments • Dwelling Units • Uses, buildings and structures accessory to any permitted commercial use



THE LOCATION

- Centrally located in the main retail node of Garrison Rd.
- Surrounded by national retailers including Canadian Tire, Sobey's, Rexall, Walmart, No Frills, LCBO, The Beer Store, McDonald's, Wendy's, Tim Hortons, and more.
- Dense residential surrounding the site, including a short distance to the USA.
- Located along a major route to the Peace Bridge and close proximity to the QEW.



Demographics (3KM)



Population

11,085



Daytime Population

11,416



Total Households

5,094



Household Income

\$78,972

The Peace Bridge had over 3.3 million vehicles crossing in 2022, averaging over 9,200 vehicles per day (www.peacebridge.com)

FOR LEASE

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FOR FURTHER INFORMATION PLEASE CONTACT:



DEREK GAUDETTE

BROKER

647-218-9321

DEREK@CLEARSTREAMCRE.COM

GREG GAUDETTE

BROKER OF RECORD

647-328-7027

GREG@CLEARSTREAMCRE.COM

CLEARSTREAM COMMERCIAL REAL ESTATE LTD., BROKERAGE

6 John St., Suite 2A, Oakville, ON

905-607-0719

www.clearstreamcre.com

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