

2 Livingston Ave.  
Grimsby, ON



Spring 2026  
Possession

**Last Retail Unit Remaining Available For Lease**

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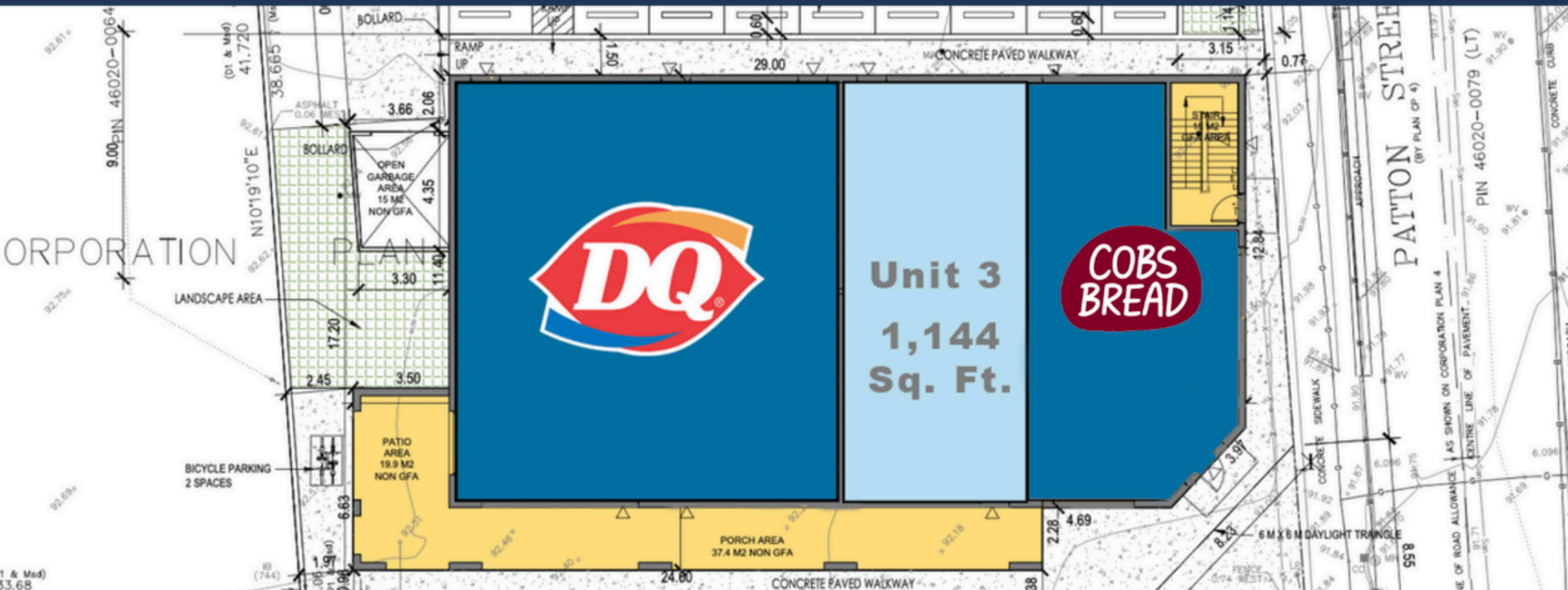
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**Opportunity awaits at 2 Livingston Avenue, Grimsby's newest retail development with Spring 2026 possession and generous DMS zoning. This prime location offers appealing street presence with prominent façade signage. The unit offers convenient parking and excellent visibility to both pedestrian and vehicular traffic and a features a covered porch facing Livingston Ave. The development will feature exciting new retailers including Dairy Queen and Cobs Bread Bakery.**

# Ground Floor

# Unit 3: 1,144 Square Feet



## Property Highlights

### Location

- Prime new build opportunity at the gateway to downtown Grimsby.
- Strong presence with exposure along high-traffic Livingston Ave.

### Opportunity

- Unit 3 1,144 sq. ft.
- 2nd Floor Unit Avail 1,281 sq.
- Parking

### Demogrpraphics

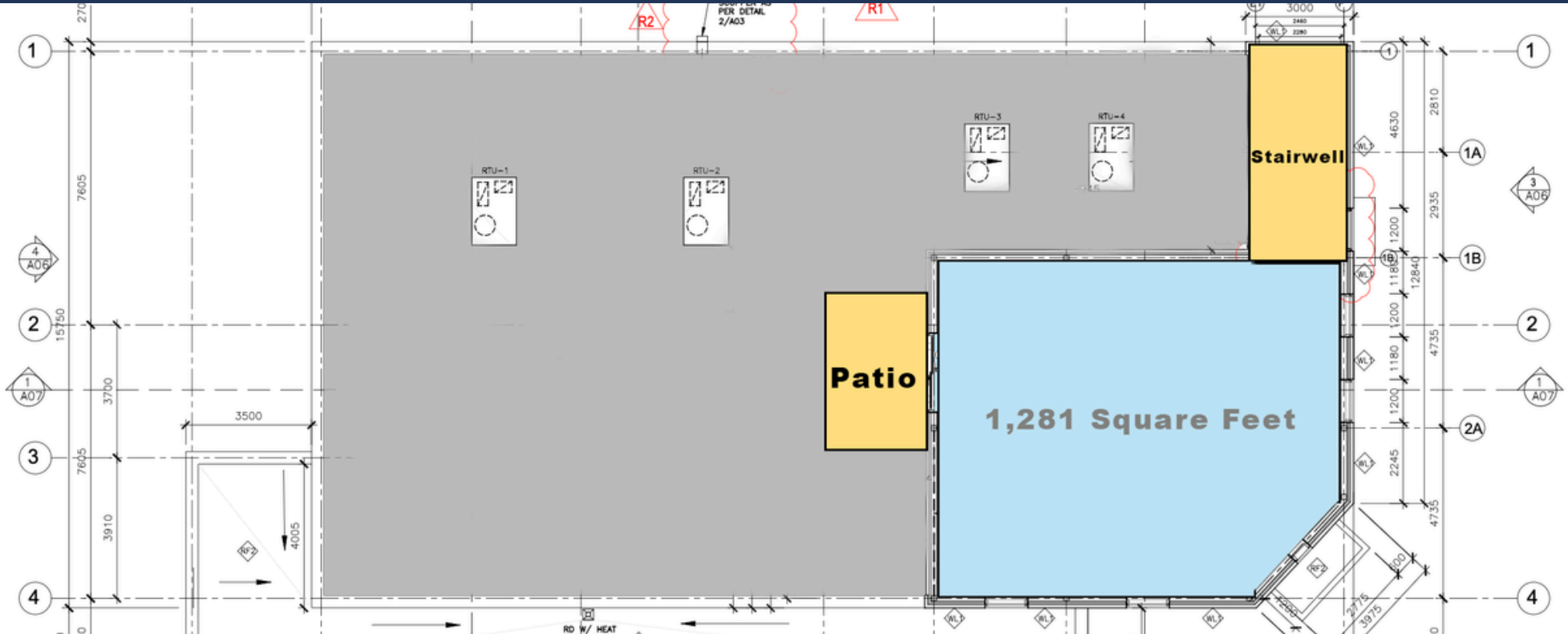
- Over 58,000 residents within a 10 KM Radius.
- Average household income is over \$120,000.



Approx. 13,000 VPD along Livingston Ave @ Patton St

# Second Floor Opportunity

# 1,280 Square Feet With Rooftop Patio



## Zoning: Downtown Main St (DMS)

Apartment Building  
Bakery Shop  
Bank  
Banquet Facility  
Clinic  
Club  
Commercial Fitness

Community  
Recreation Centre  
Commercial School  
Convenience Store  
Daycare  
Department Store  
Dwelling Unit

Farmers Market  
Laundromat  
Liquor / Beer  
Office  
Personal Service  
Entertainment  
Post Office

Printing Establishment  
Restaurant  
Retail Store  
Service Shop  
Studio  
Supermarket  
Tavern / Bar / Pub

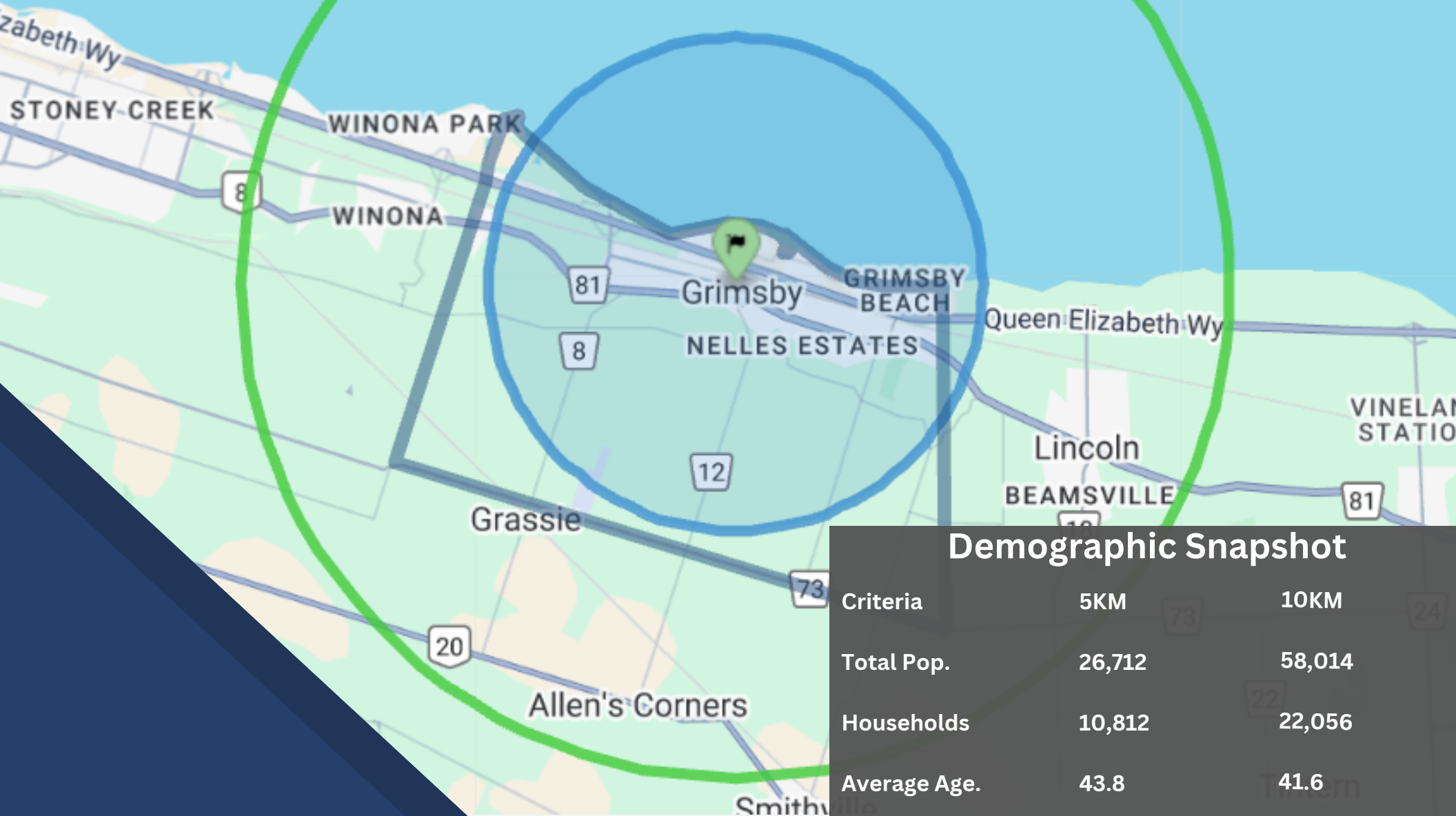
# New Retail Development Located At The Gateway To Grimsby's Downtown



# DEMOGRAPHICS



## TOWN OF GRIMSBY



### Demographic Snapshot

| Criteria          | 5KM       | 10KM      |
|-------------------|-----------|-----------|
| Total Pop.        | 26,712    | 58,014    |
| Households        | 10,812    | 22,056    |
| Average Age.      | 43.8      | 41.6      |
| Average HH Income | \$125,678 | \$128,115 |

# FOR LEASE

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Grimsby, ON

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