



2 Livingston Ave.
Grimsby, ON

Spring 2026
Possession

Last Retail Unit Remaining Available For Lease

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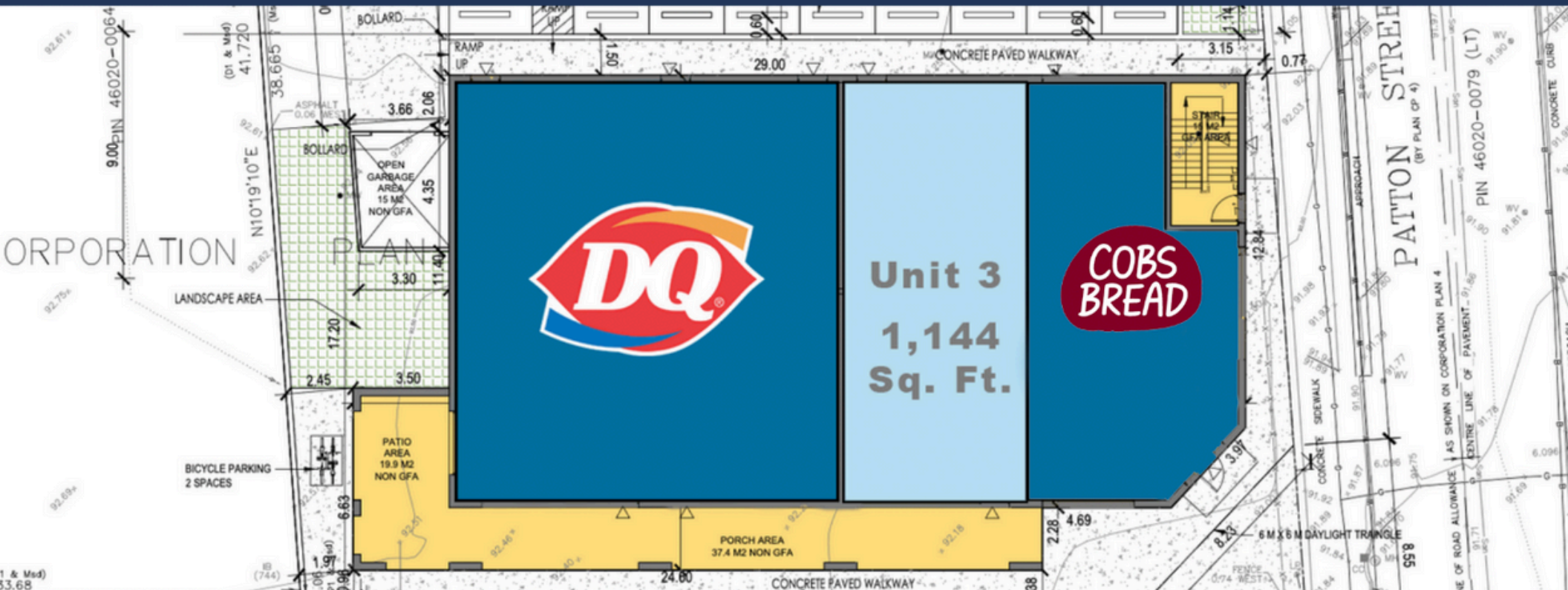
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Construction is underway on this exceptional leasing opportunity awaits at 2 Livingston Avenue, Grimsby's newest retail development with Spring 2026 possession and generous DMS zoning. This prime location offers attractive and appealing street presence with a focus on high-level retail exposure. Benefit from prominent façade signage, ensuring excellent visibility to both pedestrian and vehicular traffic. The development will feature a new Dairy Queen and Cobs Bread Bakery, providing a strong co-tenancy that will draw customers to the site. Positioned at a high-traffic intersection, the property is strategically located to serve the growing residential population of Grimsby, a community that saw a 5.7% increase in population between 2016 and 2021. This presents a unique chance to establish your business in a thriving and expanding market. Unit features covered porch area on Livingston.

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

- Up to 2,296 square feet available on the end cap
(Unit 3 1,144 sq. ft. + Unit 4 1,152 sq. ft.)
- 2nd Floor Unit Avail 1,281 sq. ft. with rooftop patio.

Demogrpraphics

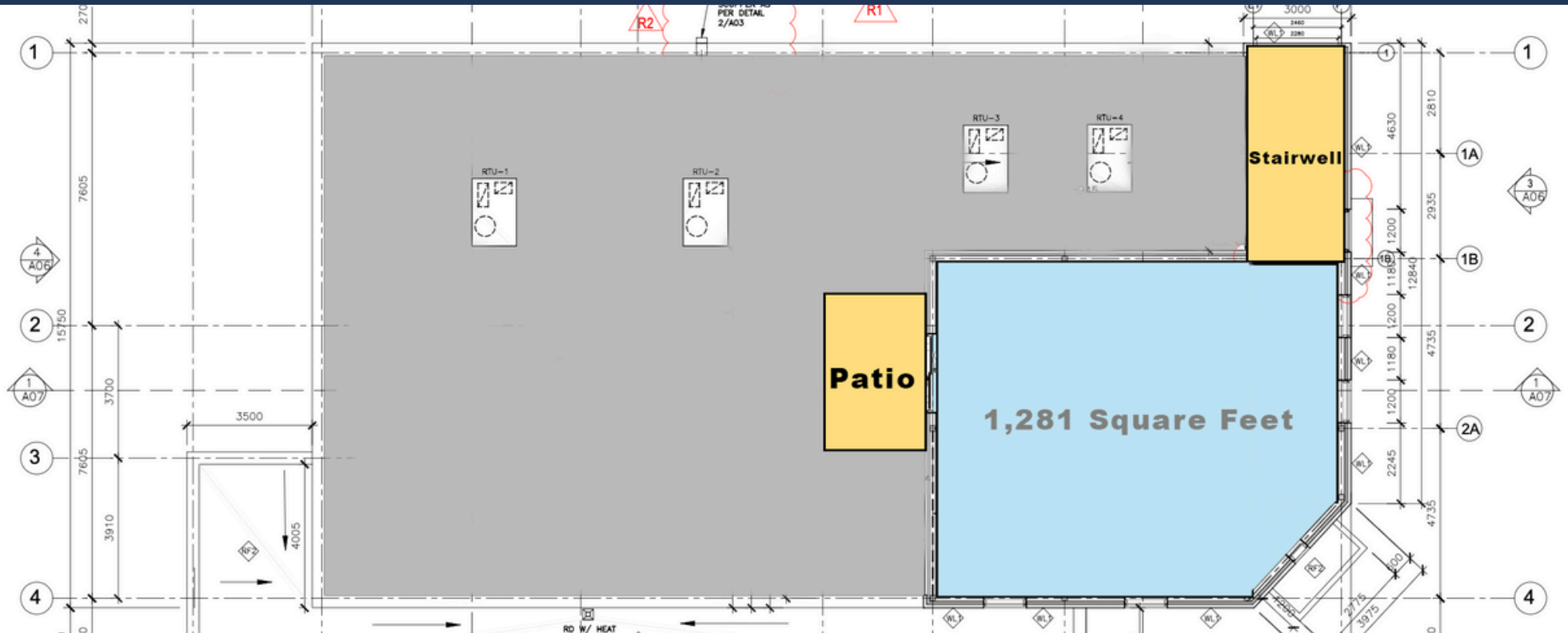
- Over 58,000 residents within a 10 KM Radius.
- Average household income is over \$120,000.



 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

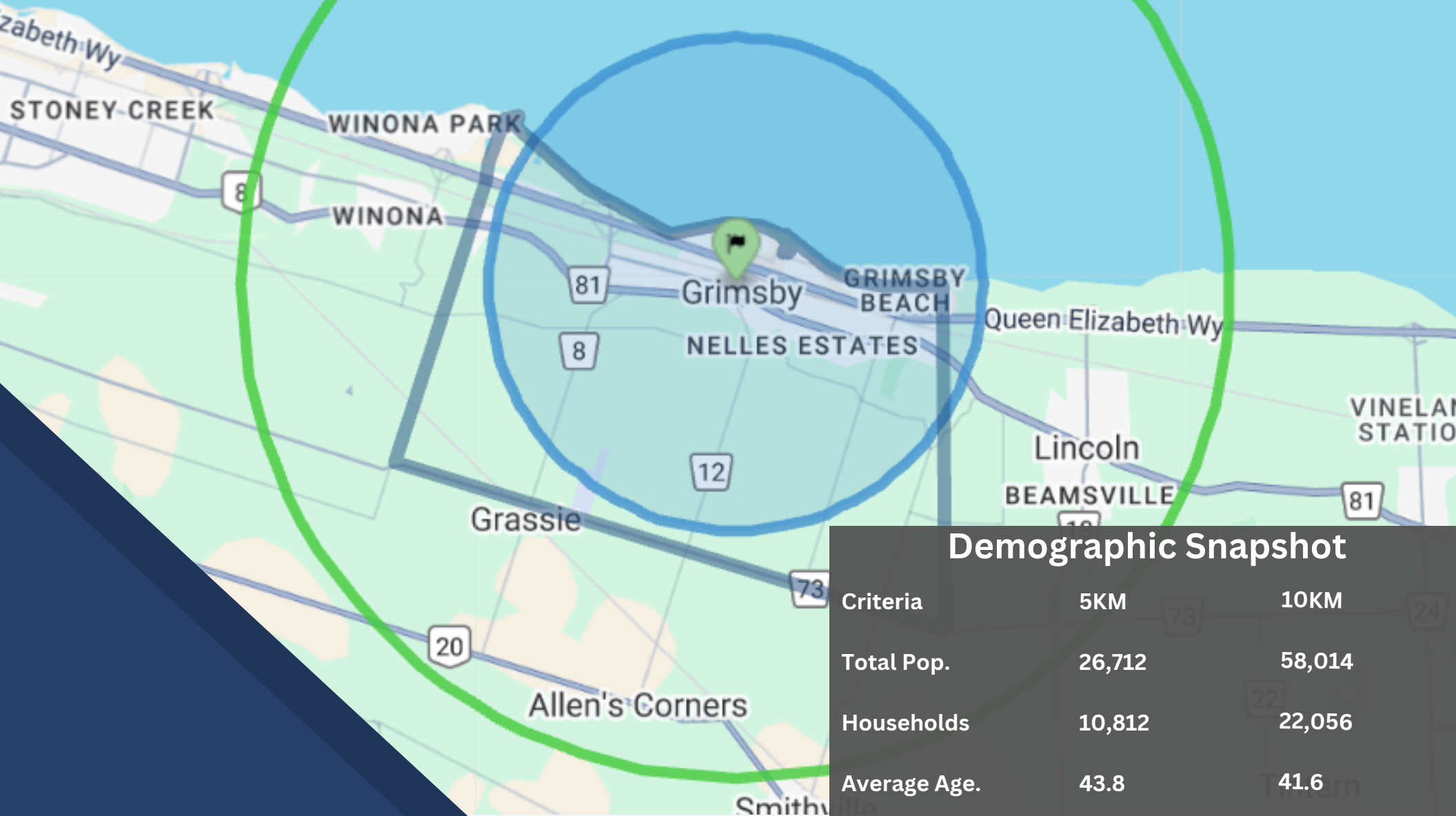


DEMOGRAPHICS

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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

For further information please contact:



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