

FOR LEASE

Glenridge Plaza

216 - 236 Glenridge Ave., St. Catharines ON



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Location

- Glenridge Plaza is located along Glenridge Ave. just north of Glendale Ave.
- The plaza is surrounded by dense residential, schools, and nearby amenities including the Pen Centre.



Opportunity

- Rare 1,350 square foot retail unit available in busy plaza with retailers including Dollarama, Gino's Pizza, and more.
- Broad zoning with many permitted uses .
- 2,788 square foot office unit available on second floor of freestanding building.



Demographics

- Dense residential including with six residential apartment towers directly across the street.



Available Units

Unit 9: 1,350 Square Feet Ground Floor

236: 2,788 Square Feet Second Floor

Site Overview



1: Animal Hospital
2: Burger Cafe
3: Barber Shop
4: Dentures & Audiology
5: Yum Yum
6: Convenience Store
7: Nails
8: Vape Store

9: 1,350 Available
10: Sultans Medi Grill
11: Superbud
12: Fuul
13: Ginos
14: Dollarama
15: Cat's Caboose

236 Glenridge Ave
Ground 1: Optometrist
Ground 2: Chiro
Second Floor: 2,788 Avail

Area Overview



216 - 236 Glenridge Ave

406

Glen Morris Dr.

Glenridge Ave.

Glendale Ave.

NIAGARA
PEN CENTRE

Unit 9

1,350 Sq Ft. Available



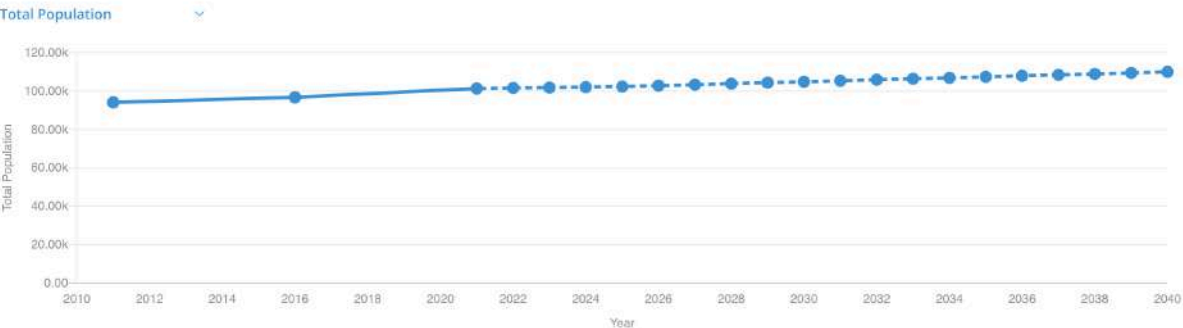
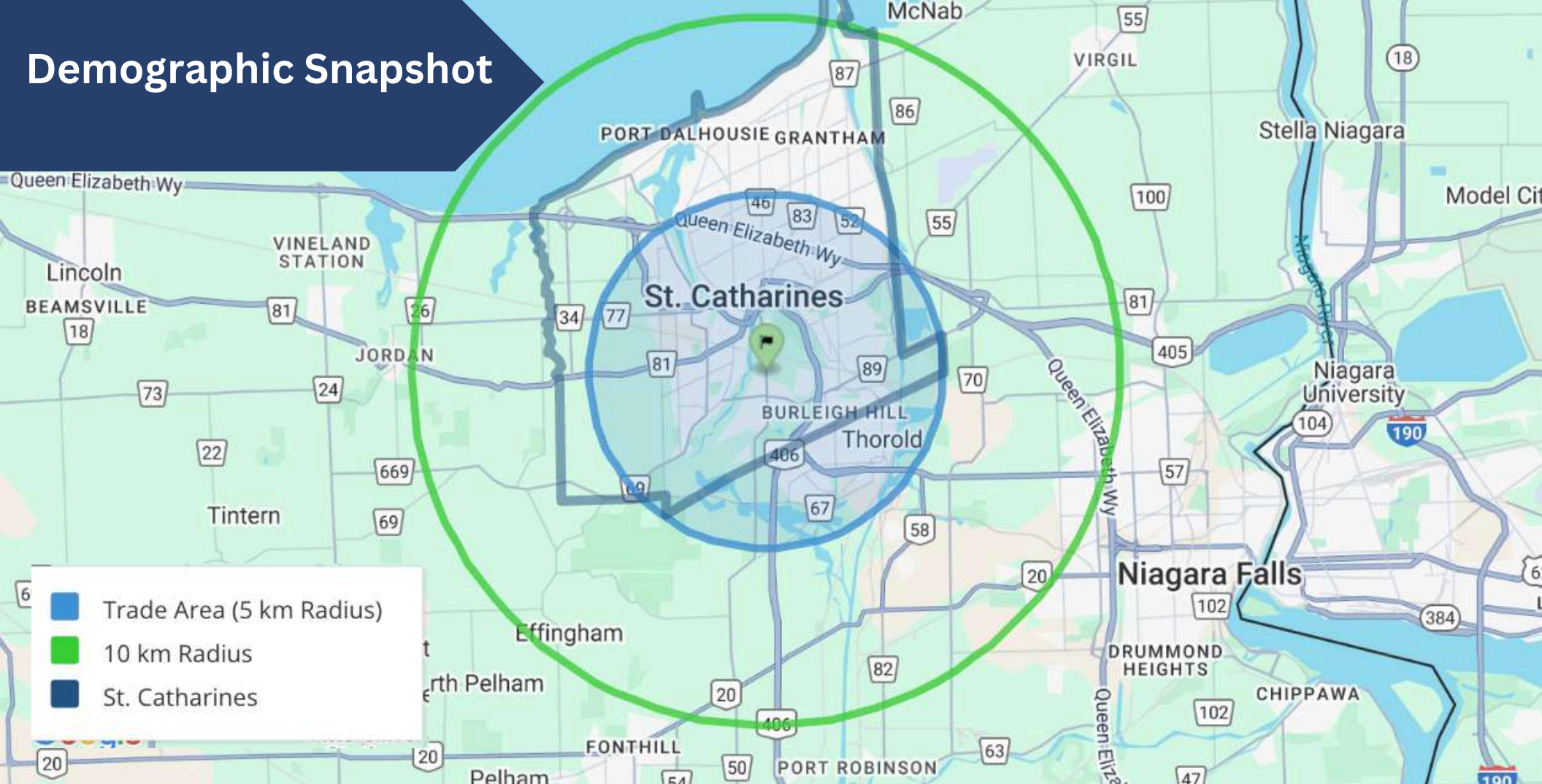
236 Glenridge
Second Floor Office
2,788 Sq. Ft. Avail.



East Facing From Glenridge Plaza



Demographic Snapshot



| Criteria | 2011 | 2021 | 2023 | 2025 | 2027 | 2029 | 2031 | 2033 | 2035 | 2037 | 2039 | 10yr % Growth |
|------------------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------|
| Total Population | 94,08k | 101,35k | 101,78k | 102,31k | 103,33k | 104,35k | 105,36k | 106,39k | 107,41k | 108,43k | 109,45k | 4.21% |

| Criteria | 5KM | 10KM |
|-------------------|----------|----------|
| Total Pop. | 101,347 | 175,159 |
| Households | 46,808 | 77,234 |
| Average Age. | 42.2 | 43.7 |
| Average HH Income | \$84,804 | \$92,268 |

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For further information please contact:



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