

FOR LEASE

Glenridge Plaza

216 - 236 Glenridge Ave., St. Catharines ON



CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE



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
GLEN CENTRE

Unit 9

1,350 Sq Ft. Available



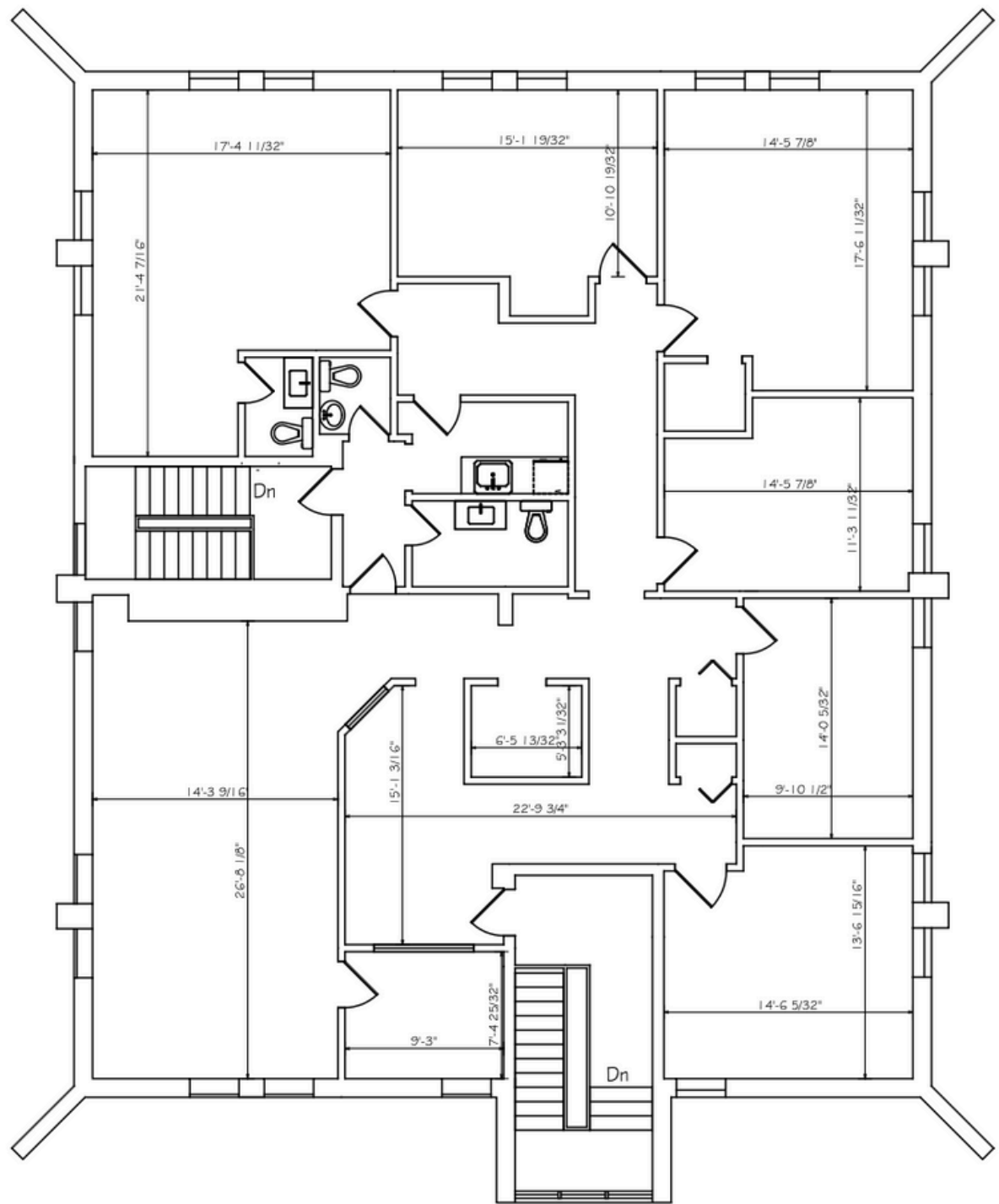
236 Glenridge
Second Floor Office
2,788 Sq. Ft. Avail.



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

**Bright Second Floor Unit
With Exterior Exposure
And Ample Parking.
Ideal For Many Uses
Including:**

General Office
Medical Office
Fitness
Daycare
Learning Centre
Service Uses
Real Estate Office

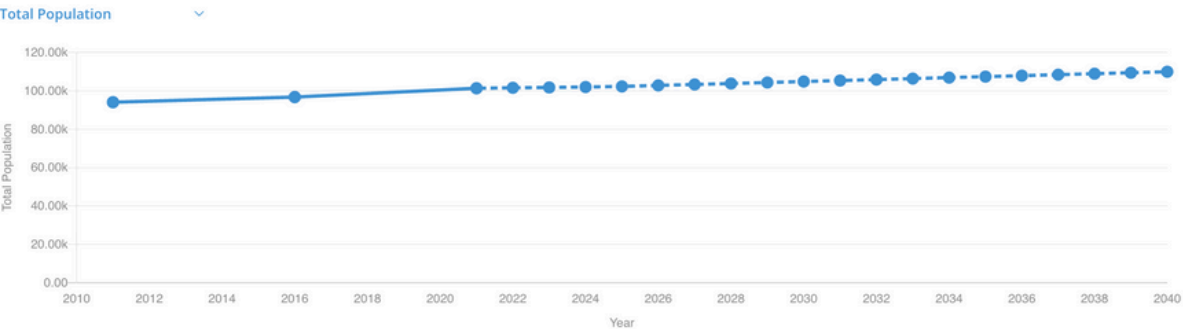
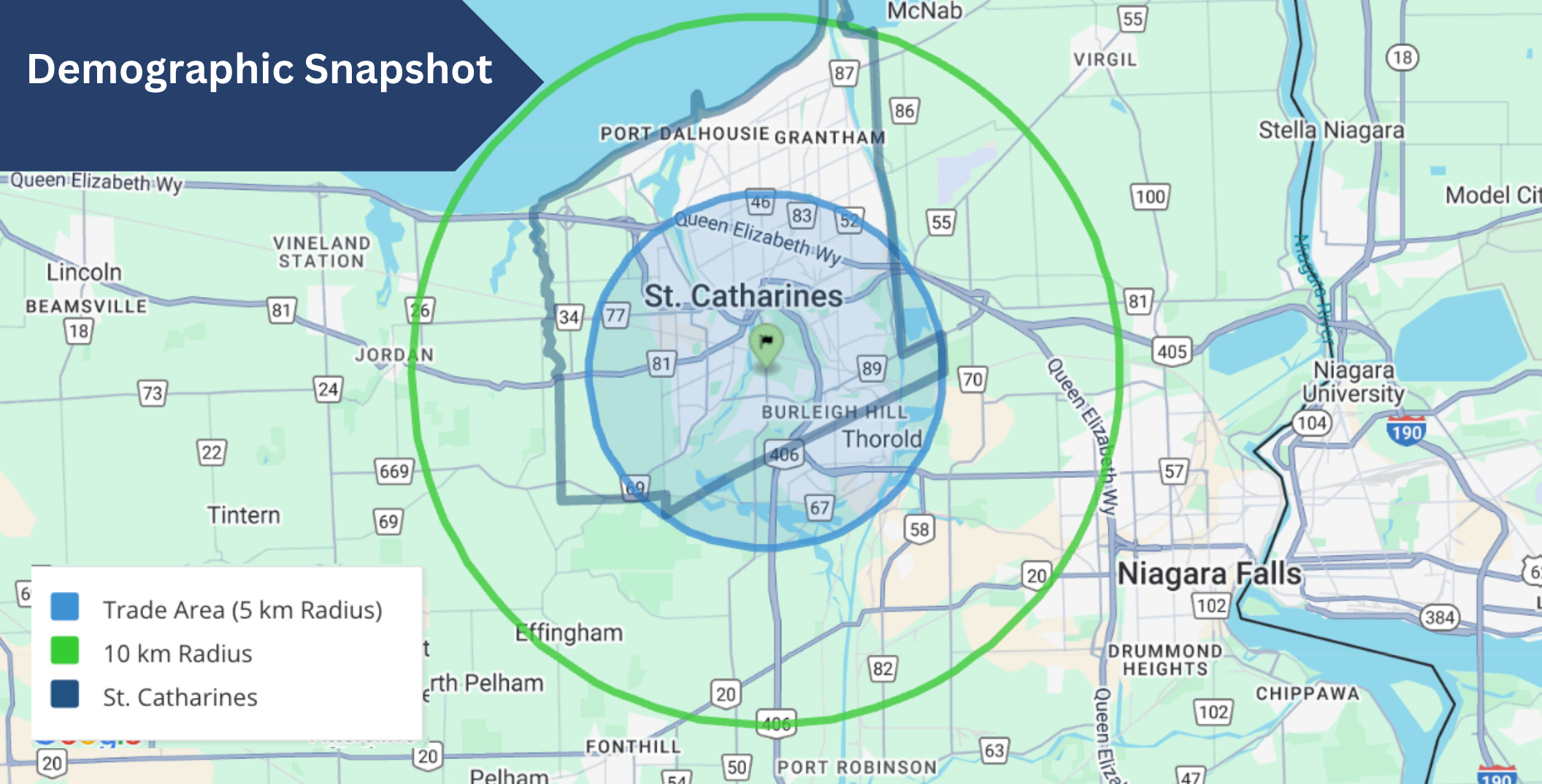


[CLICK HERE FOR VIRTUAL TOUR](#)

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

FOR LEASE

216 - 236 Glenridge Ave., St. Catharines ON

For further information please contact:



CLEARSTREAM
COMMERCIAL REAL ESTATE

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

DISCLAIMER

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION