

# 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



Glen Morris Dr.

Glenridge Ave.

Glendale Ave.



NIAGARA  
PEN CENTRE

Unit 9

1,350 Sq Ft. Available



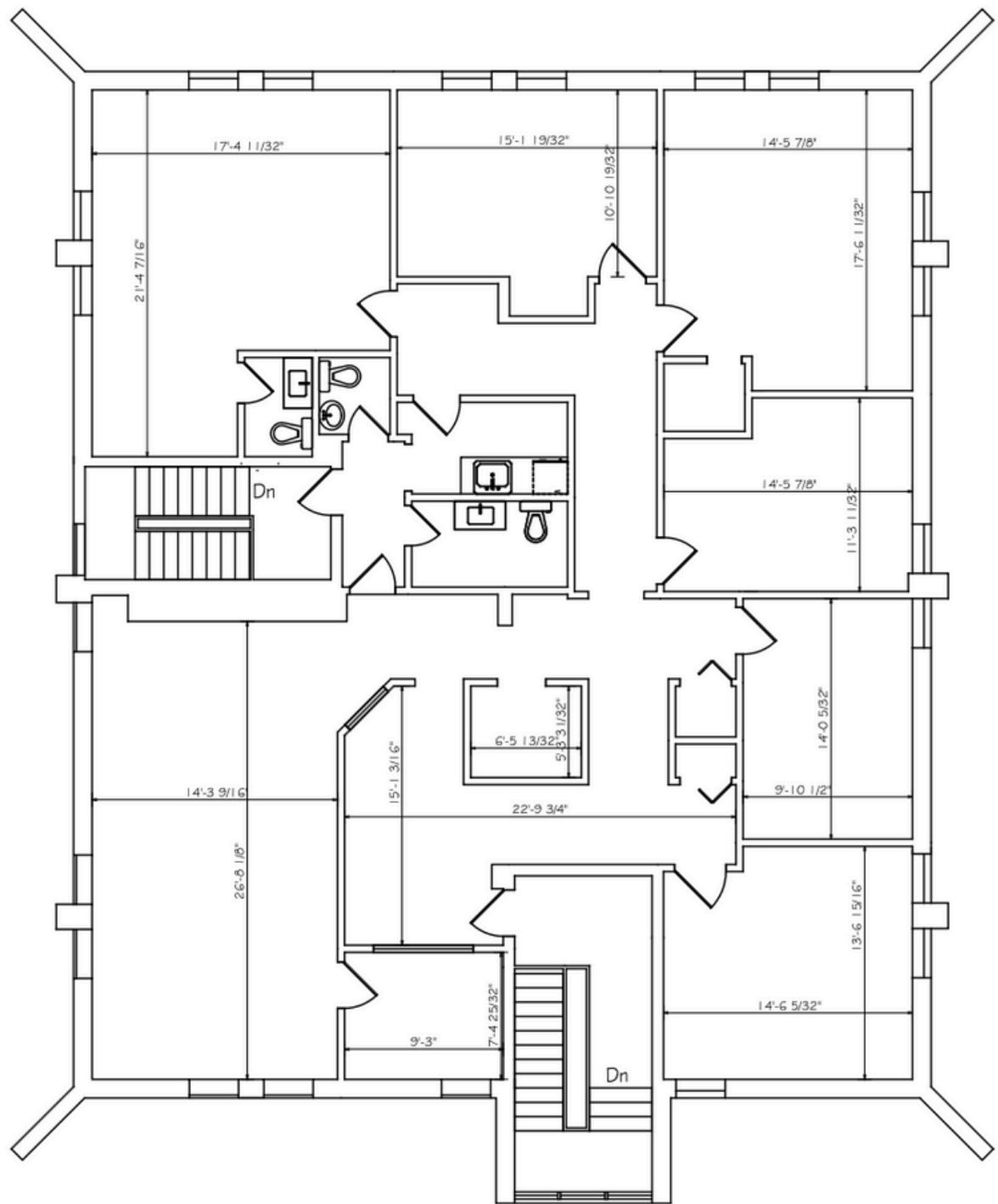
**236 Glenridge  
Second Floor Office  
2,788 Sq. Ft. Avail.**



**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

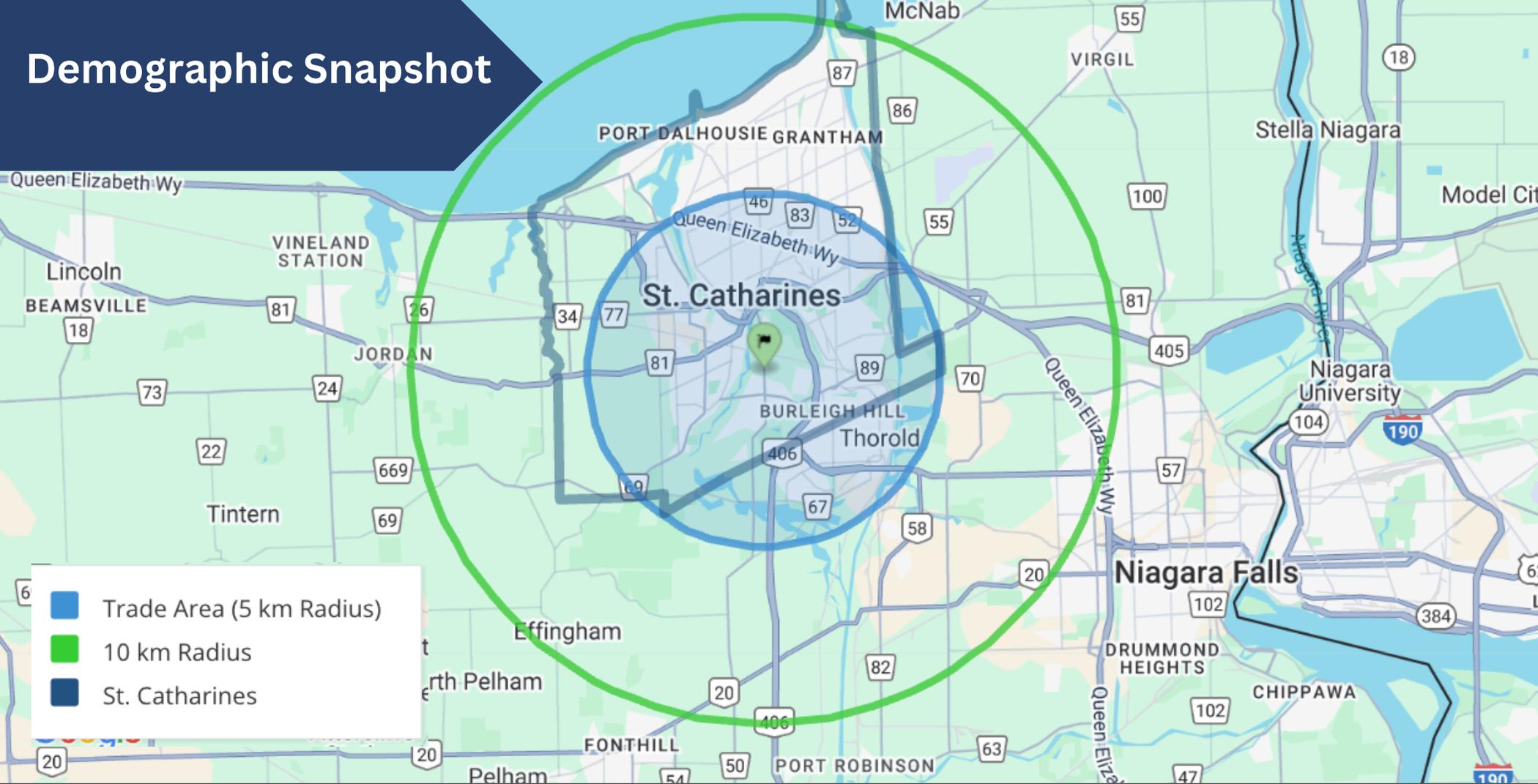


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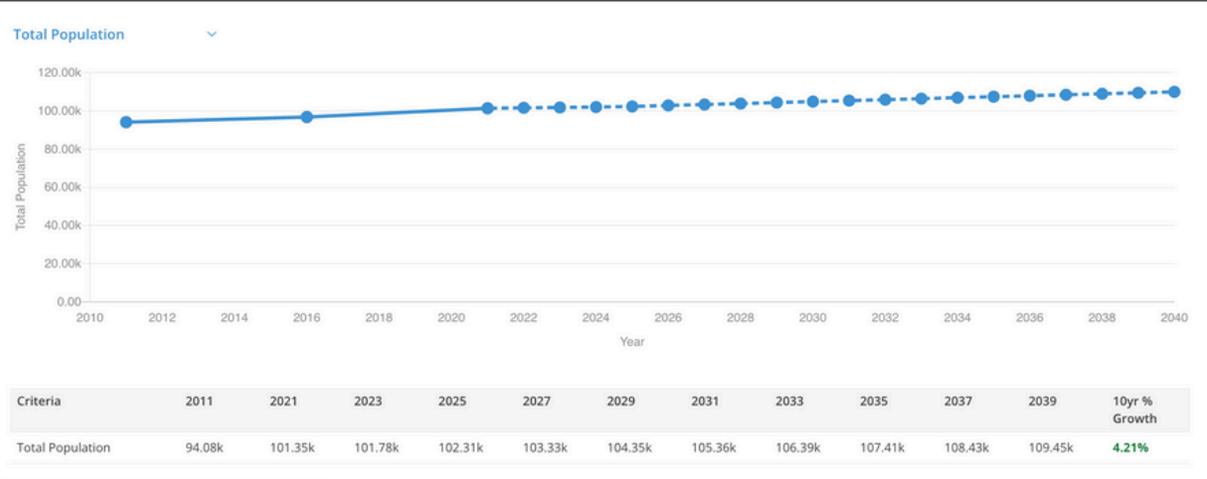
# East Facing From Glenridge Plaza



# Demographic Snapshot



- Trade Area (5 km Radius)
- 10 km Radius
- St. Catharines



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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