

For Lease

PRIME RETAIL

300 Lincoln Street, Welland, ON



REDWATER
CAPITAL



The Neighbourhood

Discover Lincoln Centre, a premier grocery anchored commercial property in Welland, ON.

With over 170,000 sq ft of leasable space and a prime location in an established residential neighborhood near major highways, it's the perfect location for businesses to establish or expand their presence. The property boasts a built-in customer base providing ample opportunity for exposure.

With professional management, ample parking, and 24-hour security, Lincoln Centre provides a hassle-free experience for tenants. Contact us today to learn more about this exceptional property. Annual Average Daily Traffic - 13,210

Demographics

300 Lincoln Street (5 km radius)

55,305	44,761	46
Population	Daytime Population	Median Age
\$75,730	23,912	13.84
Average Household Income	Total Households	Growth Rate Next 5 Years

Sources: Costar Group, 2024

Property Details

Location: 300 Lincoln Street, Welland, ON

Accessibility: Along major road

Neighborhood: Surrounded by national tenants including No Frills, Dollarama, Tim Horton's, Beer Store and many more national and local Tenants.

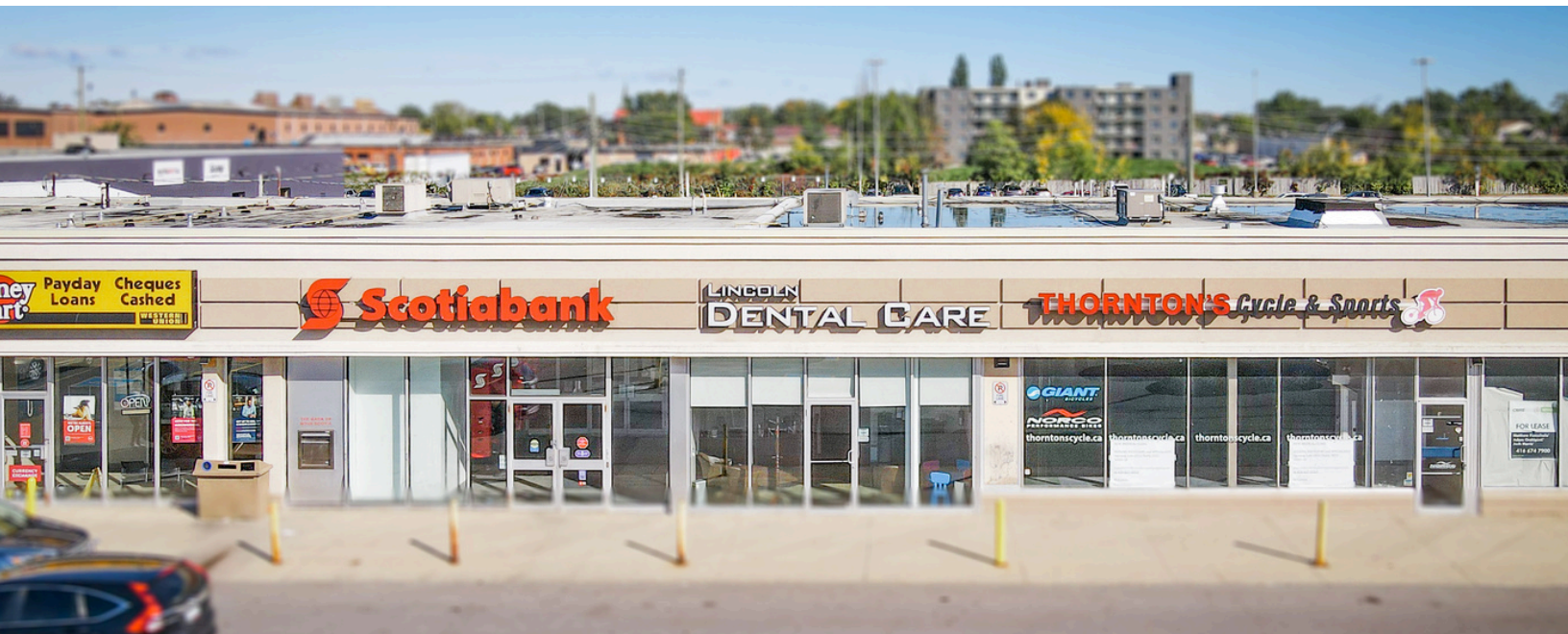
Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to Highway ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space at this shopping centre.



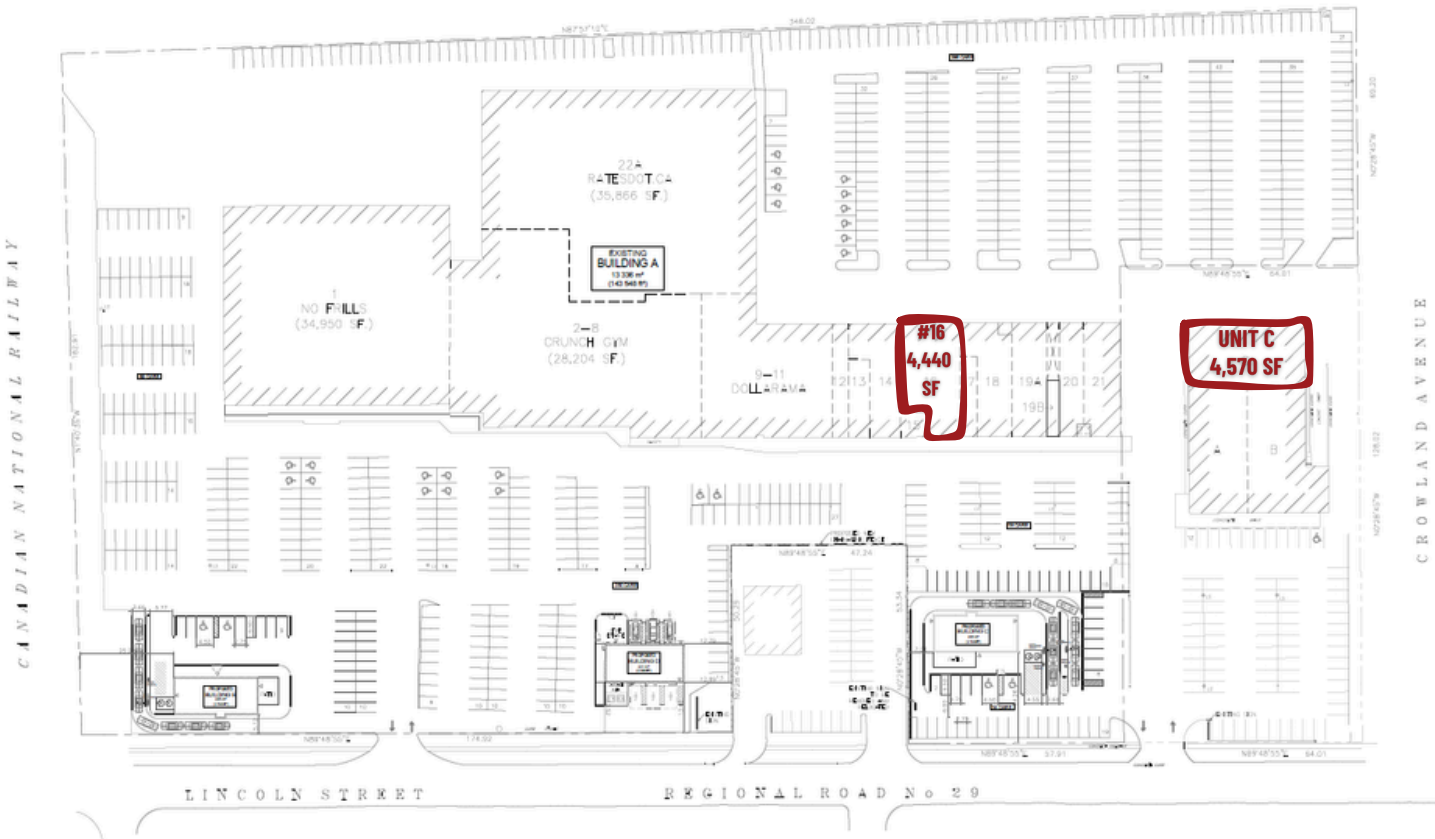
Availability

Location: 300 Lincoln Street, Welland, ON L3B 4N4

Availability:	<u>Unit #</u>	<u>Size</u>	<u>Net Rent</u>	<u>Additional Rent</u>	<u>Occupancy</u>	<u>Minimum Term</u>
	16	4,440 sf	\$18.00	\$9.80 (2024 Estimated)	Immediate	Ten (10) Years
	C	4,570 sf	TBD	\$9.80 (2024 Estimated)	Immediate	Ten (10) Years



Site plan



Demographic Summary Report

300 Lincoln St, Welland, ON L3B 4N4

Building Type: General Retail
 Secondary: Freestanding
 GLA: 145,587 SF
 Year Built: 1956

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Radius	1 km	2 km	5 km
Population			
2023	9,434	21,674	55,301
2028			
2033			
Growth 2023 - 2028	10,086	23,238	59,384
Growth 2023 - 2033	10,645	24,601	62,953
	6.91%	7.22%	7.38%
	12.84%	13.50%	13.84%
2023 Population by Occupation			
	4,109	9,582	25,971
Art, Culture, Recreation, Sport	56 1.36%	188 1.96%	482 1.86%
Business, Finance, Administrative	346 8.42%	961 10.03%	3,231 12.44%
Health	268 6.52%	685 7.15%	1,940 7.47%
Management	231 5.62%	629 6.56%	2,288 8.81%
Natural & Applied Sciences	148 3.60%	357 3.73%	1,048 4.04%
Primary Industry	116 2.82%	278 2.90%	543 2.09%
Processing, Manufacturing, Utilities	293 7.13%	642 6.70%	1,476 5.68%
Sales & Service	1,397 34.00%	3,139 32.76%	7,521 28.96%
Social Sci, Educ, Govmt, Religion	294 7.16%	788 8.22%	3,133 12.06%
Trades, Transport, Equip Oper	960 23.36%	1,915 19.99%	4,309 16.59%
Households			
2023	4,555	10,200	23,912
2028			
2033			
Growth 2023 - 2028	4,902	11,002	25,822
Growth 2023 - 2033	5,185	11,666	27,419
	7.62%	7.86%	7.99%
	1.38%	1.44%	1.47%
2023 Households by HH Income			
	4,555	10,200	23,912
Income: <\$40,000	2,194 48.17%	4,456 43.69%	7,785 32.56%
Income: \$40,000 - \$60,000	926 20.33%	2,108 20.67%	4,600 19.24%
Income: \$60,000 - \$80,000	601 13.19%	1,466 14.37%	3,595 15.03%
Income: \$80,000 - \$100,000	402 8.83%	1,005 9.85%	2,918 12.20%
Income: \$100,000 - \$150,000	323 7.09%	860 8.43%	3,296 13.78%
Income: \$150,000 - \$200,000	76 1.67%	201 1.97%	1,173 4.91%
Income: \$200,000+	31 0.68%	103 1.01%	546 2.28%
2023 Average Household Income	\$53,608	\$58,534	\$75,730
2023 Median Household Income	\$41,522	\$45,351	\$57,898
2023 Per Capita Income	\$25,884	\$27,547	\$32,745

FOR MORE INFORMATION PLEASE CONTACT



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