



For Lease: Retail Space in High Traffic Tourist Region

1585 Niagara Stone Road

Virgil (Niagara-on-the-Lake), Ontario

Lennard:

201-60 Columbia Way, Markham
905.752.2220

lennard.com

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Up to 9,100 sq ft of retail space available for lease in Virgil, Ontario, in the heart of Niagara-on-the-Lake's Winery Region.



Available Options

Building A: 6,600 SF

Building A1: 3,747 SF

Building B: Leased to TD Bank

Building C: 5,076 SF (divisible to 1,000 SF)

Building D: 9,100 SF (divisible to 1,800 SF)



Minimum Rent

Subject to Tenant Requirements
- Call to discuss

Additional Rent

\$10.00 PSF (estimated)



Listing Agent

Taso Boussoulas*

Executive Vice President

Land Development & Investment Services

905.917.2033

taso@lennard.com

Property Highlights

- Phase II Expansion of existing development with TD Bank.
- Drive-Thru Opportunity.
- Great for all retail uses as well as office & medical uses.
- Branded retailers abutting site include: LCBO, Tim Hortons, Meridian and Value Mart, with a new Starbucks and Pet Value just up the street.
- High traffic tourist region - attracts over 3.5 million tourists annually.
- Most people visiting the historic Niagara-on-the-lake and surrounding wine region, travel along Stone Church Road.

Demographics



Total Population

17,511

People



Avg. Household Income

\$110,144



Median Age

55.0



Avg. Value of Dwellings

\$566,263

Lennard:

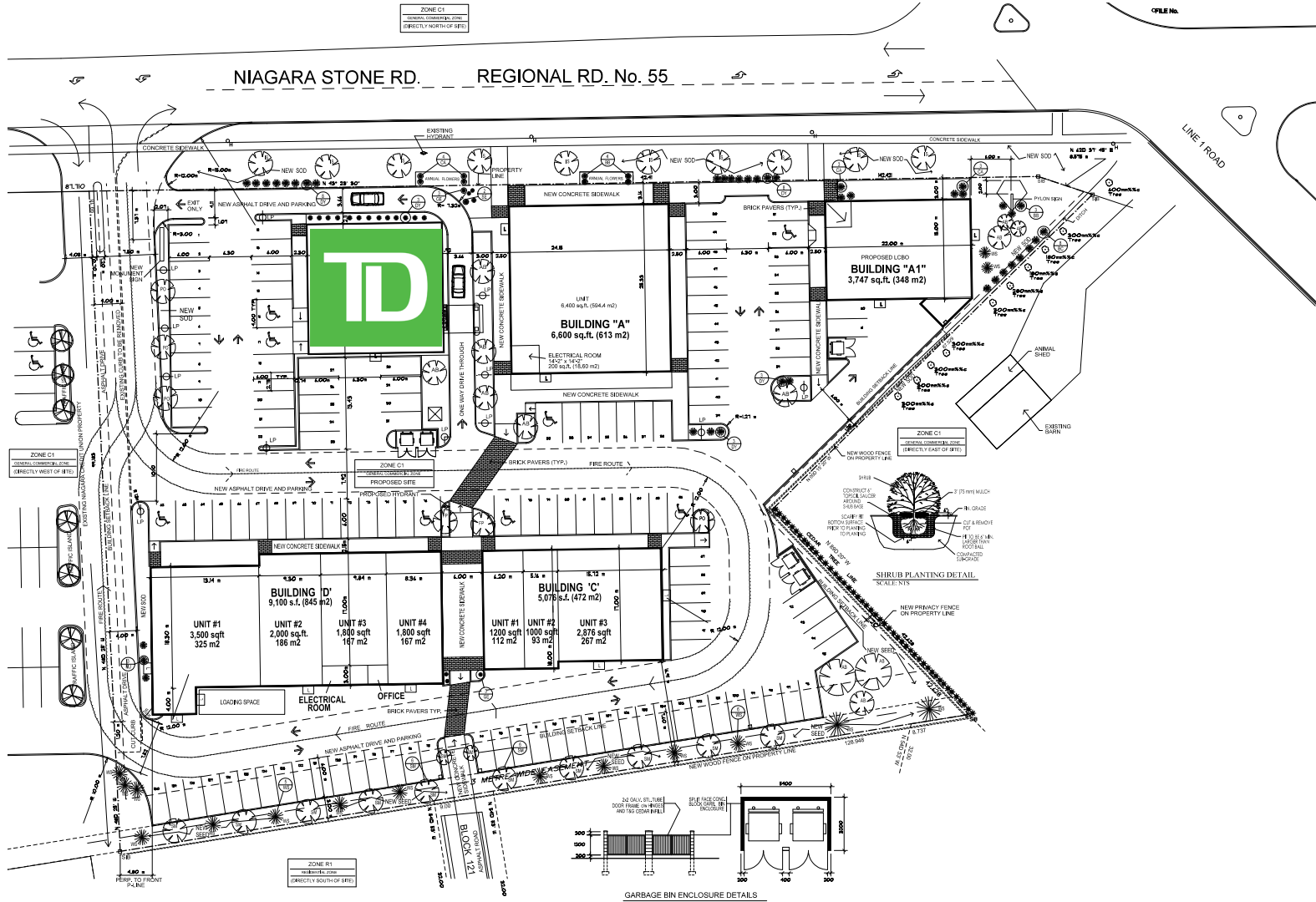
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Site Plan



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Amenities & Neighbouring Retailers



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