

FOR LEASE | RETAIL SPACE

31 NINTH STREET EAST, CORNWALL, ON

OWNED BY:
ChoiceProperties



PROPERTY HIGHLIGHTS:

- ±8,800 SF end-cap retail unit
- Opportunity available in a highly visible grocery-anchored retail plaza
- Average daily traffic counts of over 14,740 vehicles at Ninth Street East & Sydney Street
- Join Your Independent Grocer, Jean Coutu, Staples, TD Bank, Subway, BarBurrrito and more
- Rental rates starting at \$14-16 PSF NNN
- Additional rent estimated at \$13.50 PSF (2025)
- Ample parking

EXCLUSIVELY LISTED BY:

Marcus & Millichap

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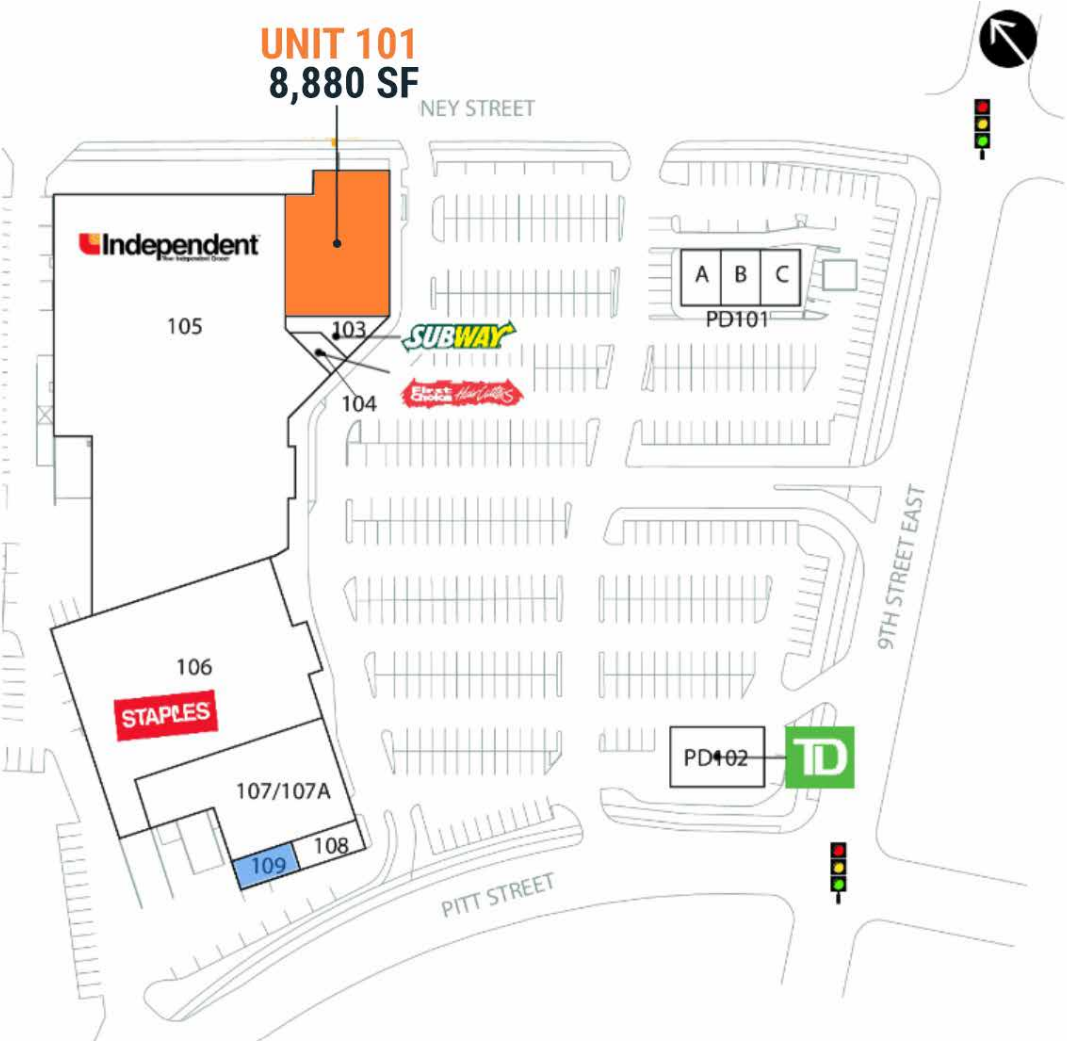
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SITE PLAN



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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Cornwall is a growing city in eastern Ontario with an estimated 2024 population of over 65,000. Strategically positioned along the St. Lawrence River at the intersection of Ontario, Quebec, and New York State, Cornwall serves as a key transportation and trade hub. Its proximity to Montreal, Ottawa, and the U.S. border makes it an important gateway for commerce, tourism, and logistics. The city's economy has diversified in recent years, evolving beyond its traditional industrial base to include logistics, manufacturing, retail, and a growing tech sector. Major employers such as Walmart, Shoppers Drug Mart, Olymel, and Cornwall Community Hospital contribute to its economic strength. Additionally, St. Lawrence College and various government agencies provide a stable public sector presence.

Cornwall's logistics and distribution sector is a key driver, with the largest Walmart distribution centre in Canada and other major warehousing facilities benefiting from direct access to Highway 401 and the Seaway International Bridge. Retail and commercial activity is centered around Brookdale Avenue, Ninth Street and Second Street, home to major national retailers. Tourism also plays a role in the local economy, with attractions like Lamoureux Park, the Riverside Trail, and events such as Cornwall Ribfest drawing visitors. Plans are still underway for the city to welcome a Great Wolf Lodge Indoor Water Park and Resort, with construction potentially beginning as early as Q1 2025. With ongoing infrastructure investments, population growth, and a diversifying economy, Cornwall is well-positioned for continued economic expansion in the years ahead.