

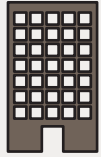


FOR LEASE: New Retail Space in High Traffic Tourist Region

# 1585 Niagara Stone Road

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

# 1585 Niagara Stone Road



Available

Building A: 10,000 SF

Building B: 1,850 SF

Building C: 3,830 SF (divisible)

Building D: 2,325 SF (divisible)

Building E: Existing TD Bank



Minimum Rent

Subject to Tenant Requirements  
Call to discuss

Additional Rent

\$10.00 PSF (estimated)



Listing Agent

Taso Boussoulas, Partner

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## 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

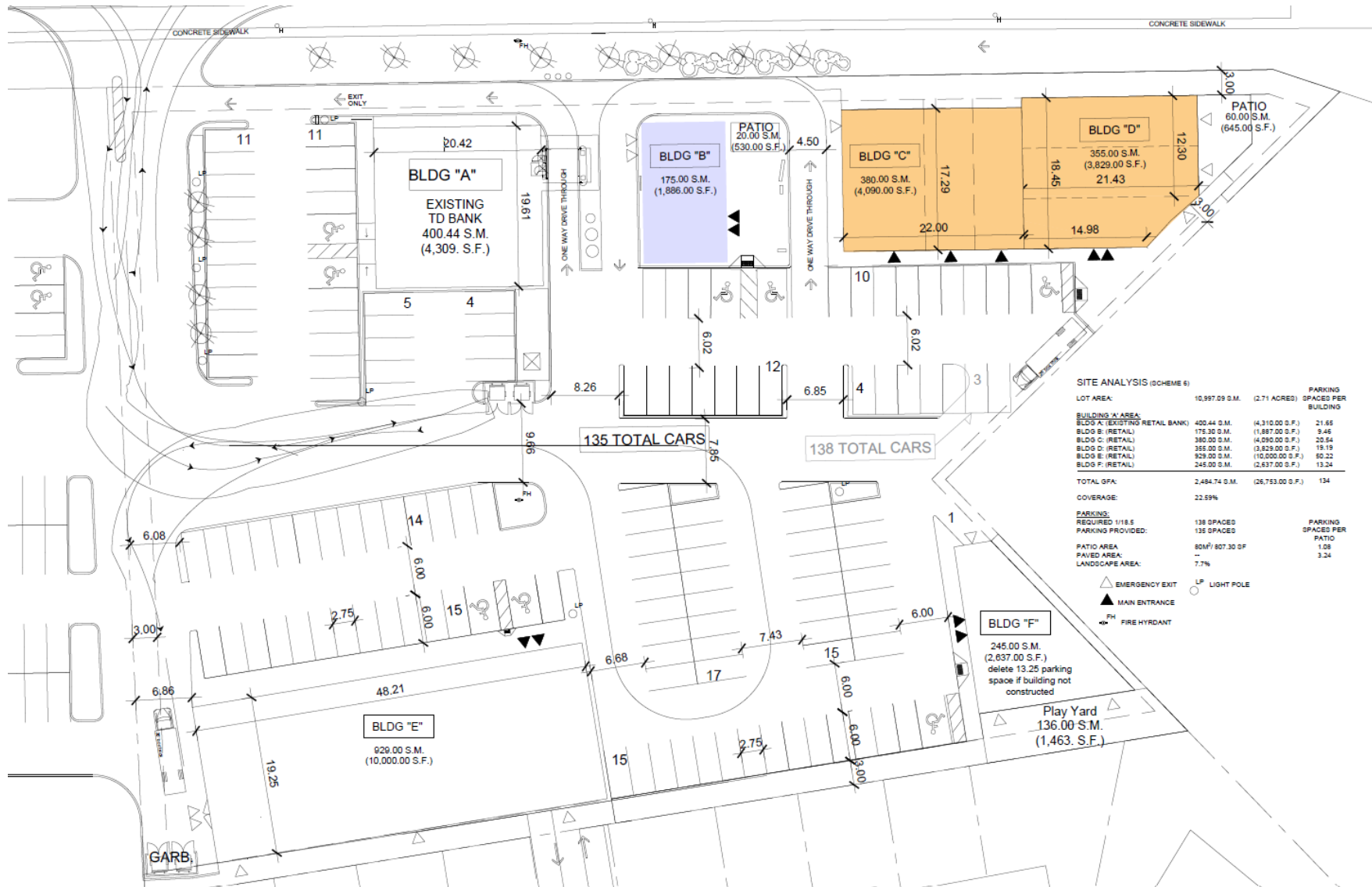


Avg. Value of Dwellings

\$566,263

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## Site Plan





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## Amenities & Neighbouring Retailers

