

95

LINCOLN STREET | WELLAND

RETAIL PLAZA INVESTMENT OPPORTUNITY WITH INCOME UPSIDE AT
A HIGH TRAFFIC CORNER ON LINCOLN ST & PRINCE CHARLES DR



CBRE

95

LINCOLN STREET | WELLAND

PROPERTY HIGHLIGHTS

High-Visibility Retail Plaza for Sale!

Located at the busy intersection of Lincoln Street and Prince Charles Drive in Welland, this well-established plaza boasts a diverse mix of tenants, including Anytime Fitness, Subway, Pharmacy, Convenience Store, and many more.

With ample parking and high foot traffic, this investment opportunity offers a strong potential for income growth and returns on investment.

LOT SIZE

Approx. 2.60 Acres

RENTABLE AREA

28,530 Sq. Ft.

ASKING PRICE

Contact Listing Agent

LEASED AREA

25,958 Sq. Ft. (91%)

2025 ANNUAL TAXES

Contact Listing Agent

VACANT AREA

TBD



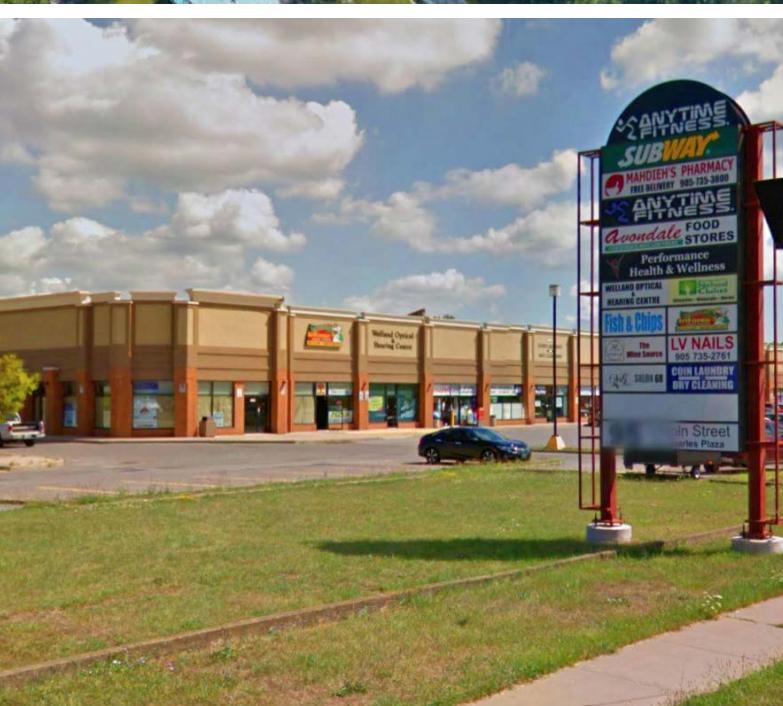


LINCOLN ST

WENDY'S
LAND LEASE

PRINCE CHARLES DR S

CBRE



SUBURBAN RETREAT IN A VIBRANT NEIGHBORHOOD

95 Lincoln Street is a prime commercial plaza located in the heart of Welland's vibrant downtown core.

Surrounded by a thriving community, this property benefits from high foot traffic, easy access to major highways, minutes away from the downtown core and to Niagara College, making it an ideal location for retail, office, or service-based businesses to thrive.

2024 DEMOGRAPHIC SNAPSHOT - 5KM RADIUS



59,488

TOTAL
POPULATION



5.5%

TOTAL
POPULATION INCREASE
2024 - 2029



\$ 94,833

AVERAGE
HOUSEHOLD INCOME



85%

WALK
SCORE
VERY WALKABLE



85%

BIKE
SCORE
VERY BIKEABLE



56.1%

LABOUR FORCE
PARTICIPATION

HIGH-DENSITY RESIDENTIAL HUB



ZONING & PERMITTED USES



CITY OF WELLAND | ZONING BY-LAW (CC2)

USES PERMITTED BUT NOT LIMITED TO:

- Custom Workshop
- Private Club
- Drive-Thru Establishment
- Repair Shop
- Educational Establishment
- Restaurant
- Emergency Service
- Retail Establishment
- Financial Establishment
- Sample or Showroom
- Food Production Facility
- School, Commercial
- Garden Centre
- Seasonal Outdoor Use
- Service Commercial Establishment
- Sample or Showroom
- Veterinary Clinic
- Home & Auto Sales Supply Establishment
- Hotel
- Home Furnishing Establishment
- Motel
- Home Improvement Establishment
- Community Centre
- Light Equipment/Machinery Sales, Community Garden
- Rental & Service Establishment
- Daycare Centre
- Mini Storage
- Library
- Motor Vehicle Sales Dealership
- Community Garden
- Motor Vehicle Service Station
- Daycare Centre
- Motor Vehicle Repair Shop
- Library
- Motor Vehicle Washing Establishment
- Museum
- Outdoor Display & Sales Area
- Place of Worship
- Pet Care Establishment
- Social Services Establishment
- Pet Shop
- Medical Office or Clinic
- Place of Entertainment
- Office
- Survey, Engineering, Planning or Design Business
- Athletic/Fitness Establishment
- Park
- Recreational Establishment

CLICK TO VIEW
CC2
ZONING BY-LAW

CLICK TO VIEW
CITY OF WELLAND
ZONING DEFINITIONS

CBRE

FOR MORE INFORMATION, PLEASE CONTACT:

Adam Occhipinti*

Vice President

416 798 6265

adam.occhipinti@cbre.com

Matthew Pieszchala*

Vice President

905 234 0376

matthew.pieszchala@cbre.com

Karlyn Knafo*

Associate Vice President

905 234 0381

karlyn.knafo@cbre.com

Nicholas Regan*

Senior Sales Associate

416 801 1658

nicholas.regan@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 *Sales Representative

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