

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

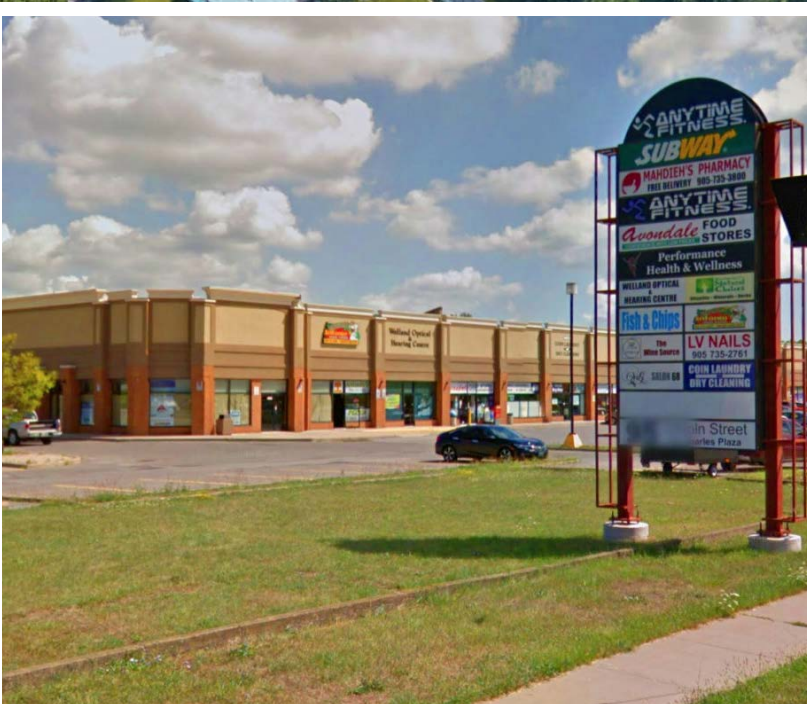
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SUBURBAN RETREAT IN A VIBRANT NEIGHBORHOOD

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



PARKWAY VILLAGE
RESIDENCE

WATERWAY
CONDOMINIUMS

ROTARY CLUB OF
WELLAND PARK

BEST WESTERN PLUS
ROSE CITY SUITES

SEAWAY
POINTE

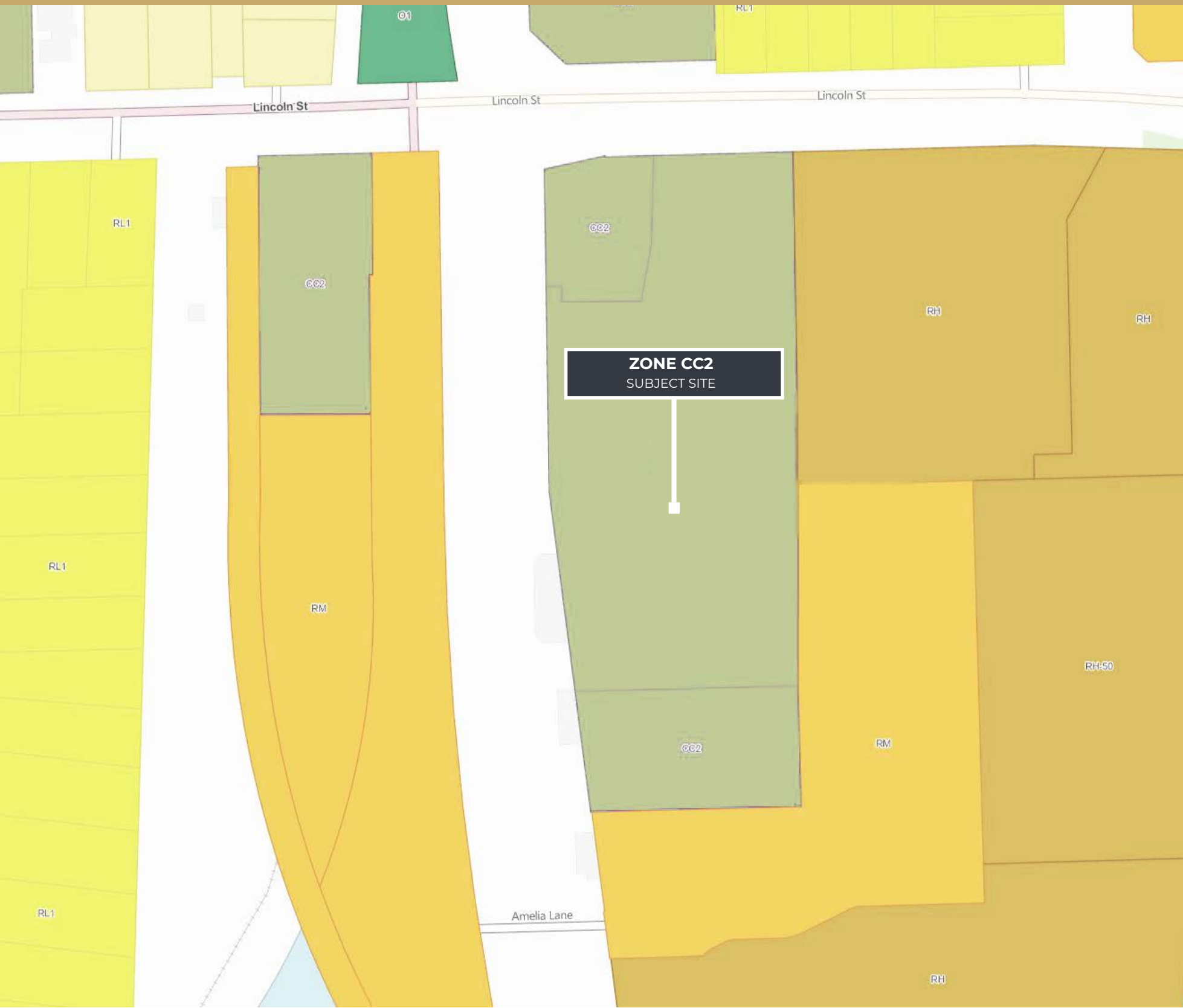
RESIDENTIAL
BLOCK

RESIDENTIAL
BLOCK

PRINCE CHARLES DR S

LINCOLN ST

ZONING & PERMITTED USES



CITY OF WELLAND | ZONING BY-LAW (CC2) USES PERMITTED BUT NOT LIMITED TO:

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

FOR MORE INFORMATION, PLEASE CONTACT:

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