

777-803

Niagara Street North | Welland

Existing Commercial Space For Lease



Leon's

CBRE

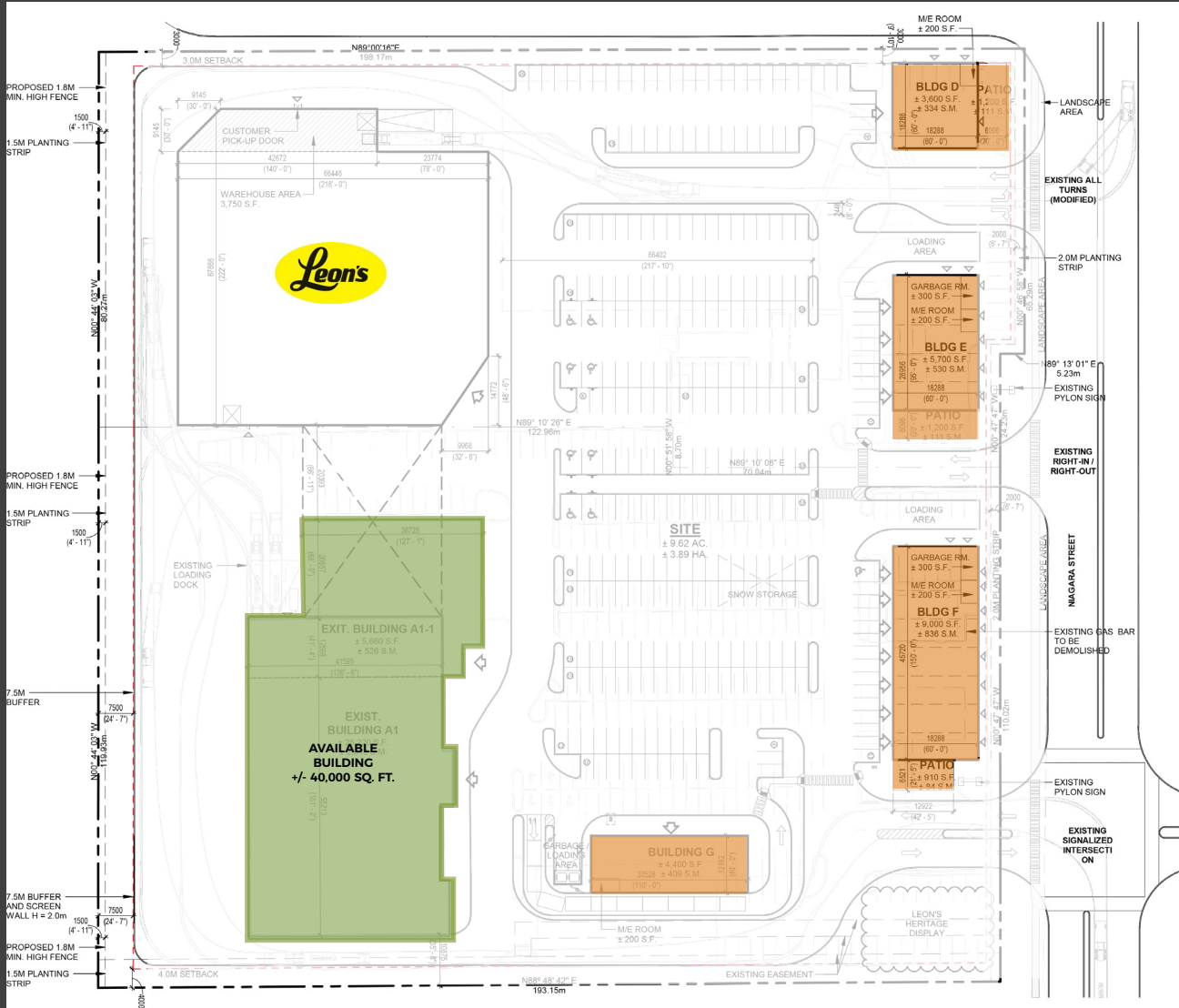
Retail For Lease Overview

Q1 2026 COMPLETION

Building	AI
Total Unit Size	+/- 40,000 Sq. Ft. (Demisable)
Net Rent	Contact Listing Agent
TMI	Estimated \$13.00 Per Sq. Ft.
Parking	Surface
Completion Date	Q1 2026



Site Plan



AVAILABLE BUILDING

TOTAL SIZE: +/- 40,000 SQ. FT. (DEMISABLE)

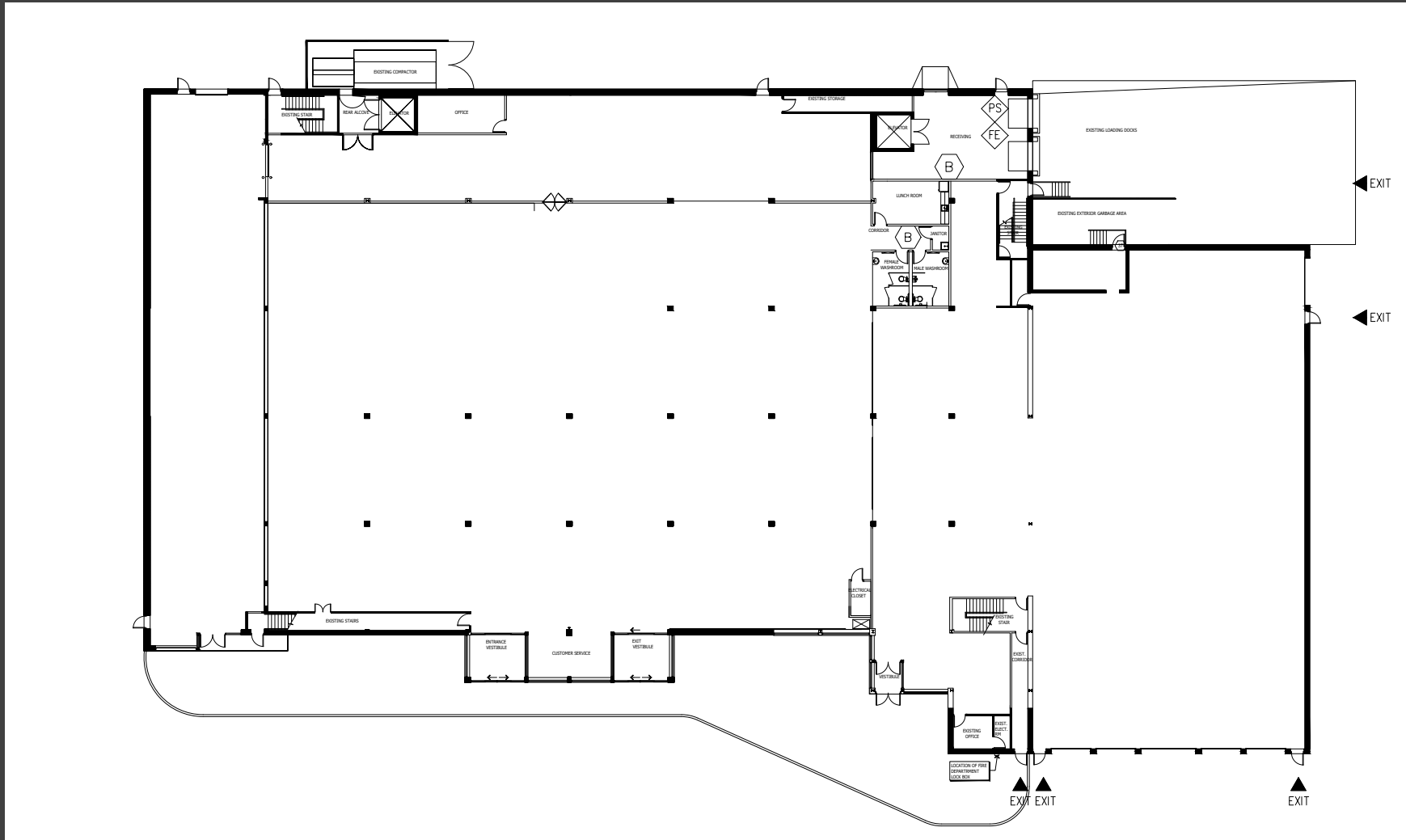
NET RENT: CONTACT LISTING AGENT

TMI: ESTIMATED 11.00 PER SQ. FT.

NEW PAD DEVELOPMENTS

POSSESSION: Q4 2025

Unit Plan







Commercial Renderings

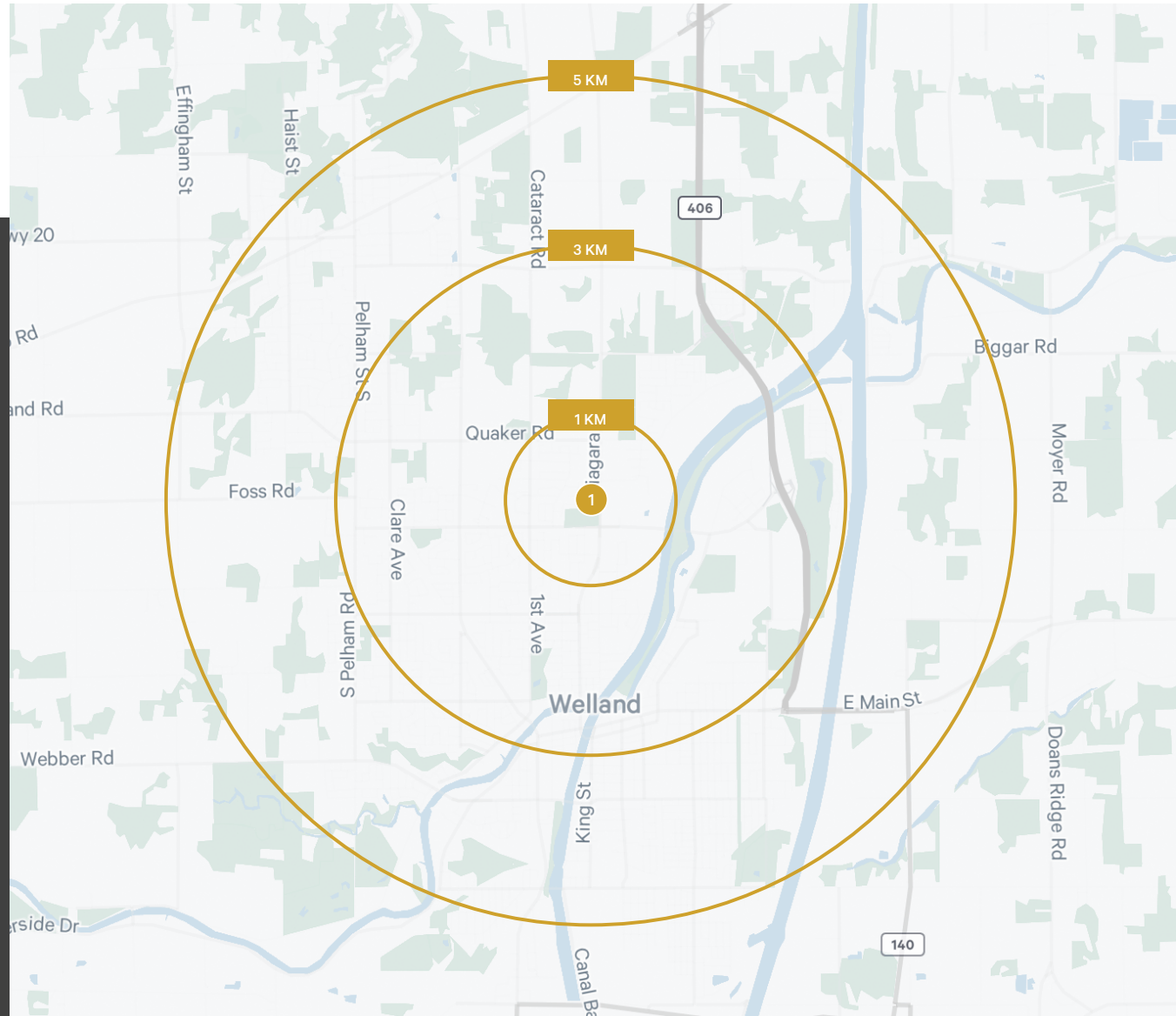


Location & Amenities



Demographics

	1 KM	3 KM	5 KM
 Total Population 2023	4,003	29,906	64,354
 Daytime Population 2023	4,449	25,798	55,515
 Population Growth 2023 - 2028	4.2%	6.7%	6.0%
 Household Income 2023	\$109,786	\$100,567	\$101,613



Zoning & Permitted Uses



CITY OF WELLAND | ZONING BY-LAW (RS-REGIONAL SHOPPING NODE)

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Art Gallery
- Assembly Hall
- Clubs, Private
- Custom Workshop
- Day Care Centre
- Day Care, Home
- Department Store
- Drive-Through Establishment
- Educational Establishment
- Emergency Service
- Financial Establishment
- Flea Market
- Food Production
- Funeral Home
- Garden Centre
- Grocery Store
- Health Related Retail Use
- Home and Auto Sales and Supply Establishment
- Home Furnishing Establishment
- Home Improvement Establishment
- Library
- Light Equipment/Machinery Sales, Rental and Service Establishment
- Mini Storage
- Motor Vehicle Sales Dealership
- Motor Vehicle Service Station
- Motor Vehicle Repair Shop
- Motor Vehicle Washing Establishment
- Museum
- Outside Display and Sales Area
- Parking Lot
- Parking Structure or Garage
- Pet Care Establishment
- Pet Shop
- Place of Entertainment
- Place of Worship
- Repair Shop
- Research and Development Establishment
- Restaurant
- Retail Centre
- Retail Establishment
- Sample or Showroom
- Social Services Establishment
- School, Commercial
- Seasonal Outdoor Use
- Service Commercial Establishment
- Supermarket
- Veterinary Clinic

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RS
ZONING BY LAW](#)

[CLICK TO VIEW
WELLAND
ZONING DEFINITIONS](#)

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