

RETAIL SPACE FOR LEASE

841 NIAGARA STREET
WELLAND, ONTARIO



Alan Cole

Broker

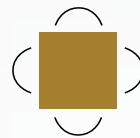
Goudy Real Estate Corp.

Real Estate Brokerage

A Member of Rocket Retail

Advisory

(416) 312-7729



Goudy Real Estate Corp.
Real Estate Brokerage

Commercial Real Estate
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

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LOCATION

841 NIAGARA STREET



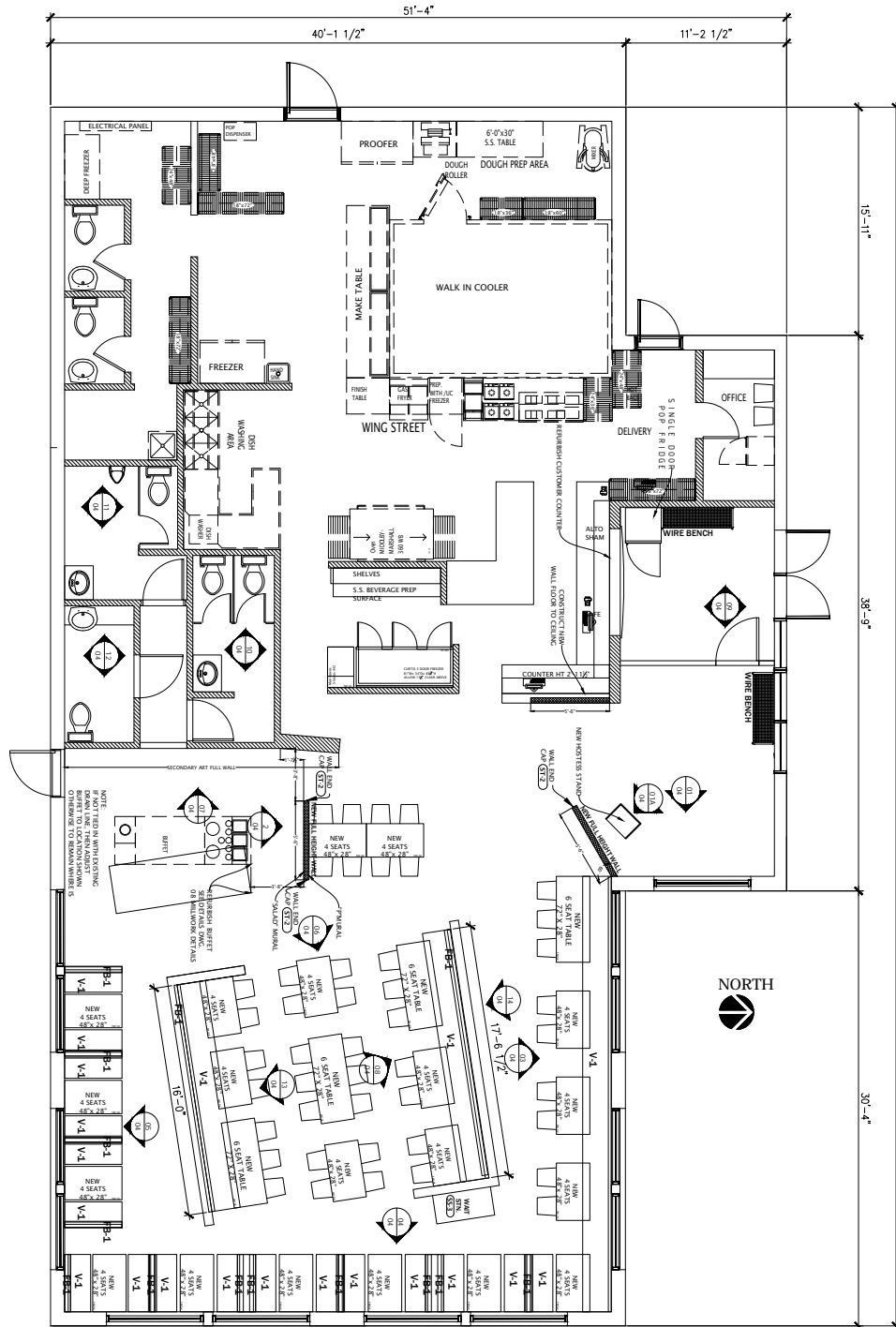
PROPERTY DETAILS:

A high profile 3,844 square foot freestanding restaurant building on Welland's primary retail arterial. Shadow anchored by Zehr's (adjacent) and Seaway Mall at the signalized intersection of Lancaster Street and Niagara Street. Building services include 15 tons HVAC and a 200 amp electrical service. TMI \$8.25 psf (2020). Net rent – contact Agent.

FLOOR PLAN

841 NIAGARA STREET

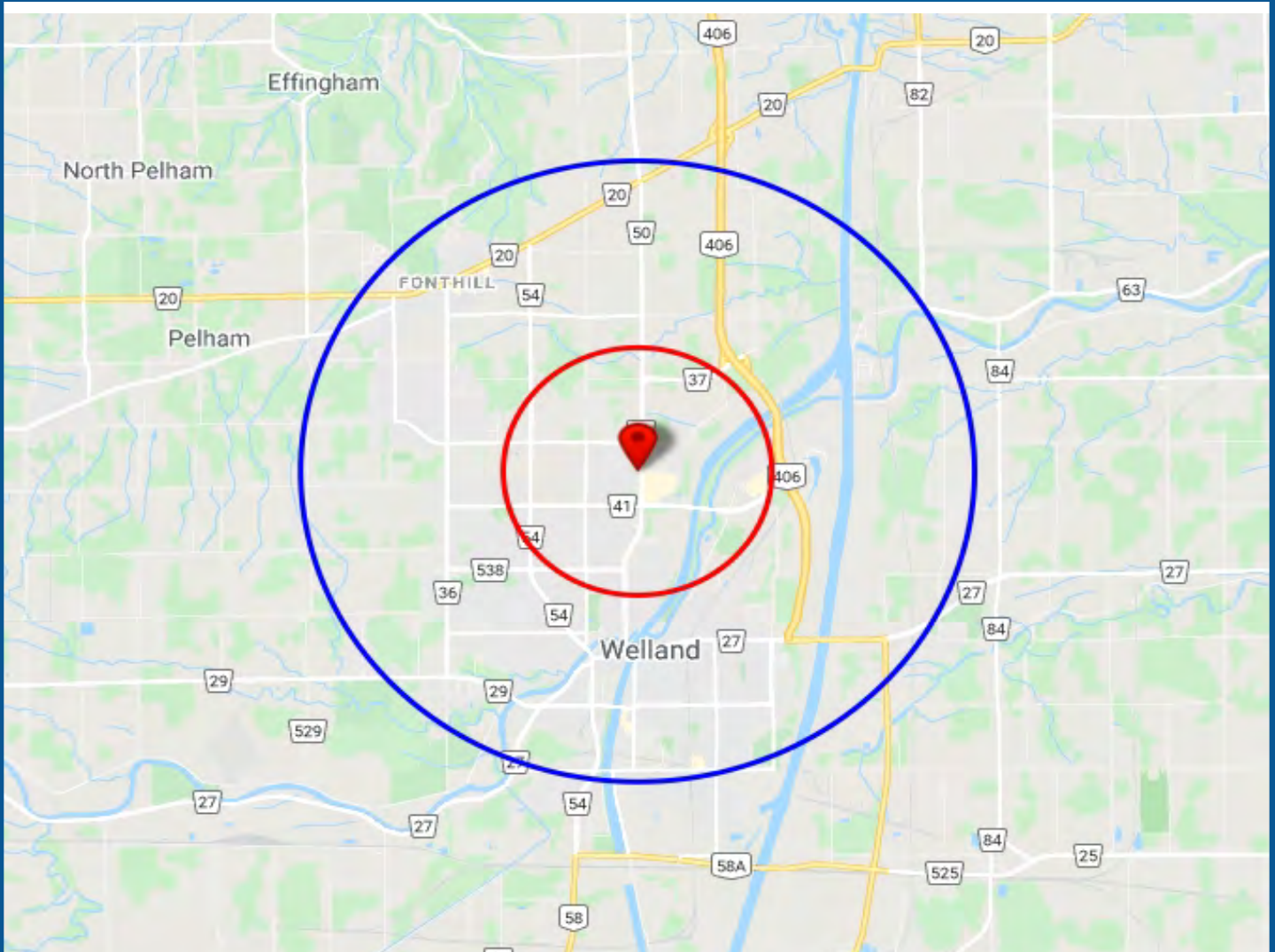
4506 WELAND
3844 SQ. FT.



NIAGARA STREET

TRADE AREA MAP & DAYTIME POPULATION

841 NIAGARA STREET



2020 Daytime Population	841 Niagara St, Welland, ON L3C 1M4 0 - 2 km		841 Niagara St, Welland, ON L3C 1M4 0 - 5 km	
		%		%
Total Estimated Population	10,100		59,979	
Total Daytime Population	9,462		54,433	
Daytime Population at Home	5,037	53.2%	32,007	58.8%
0 to 14 years	1,417	15.0%	8,609	15.8%
15 to 64 years	1,580	16.7%	11,203	20.6%
65 years and over	2,041	21.6%	12,195	22.4%
Daytime Population at Work	4,424	46.8%	22,427	41.2%
Work At Usual Place	3,674	38.8%	18,318	33.7%
Work Mobile	578	6.1%	2,715	5.0%
Work At Home	173	1.8%	1,394	2.6%

DEMOGRAPHICS - SNAPSHOT

841 NIAGARA STREET

2020 Demographic Snapshot	841 Niagara St, Welland, ON L3C 1M4 0 - 2 km		841 Niagara St, Welland, ON L3C 1M4 0 - 5 km	
		%		%
Total Population				
2015 estimated	9,871		57,644	
2020 estimated	10,100		59,979	
2025 Projected	10,372		62,168	
% Pop. Change (2015-2020)	2.3%		4.1%	
% Pop. Change (2020-2025)	2.7%		3.6%	
2020 Total Population by Age	10,100		59,979	
0 to 4 years	430	4.3%	2,694	4.5%
5 to 19 years	1,564	15.5%	9,195	15.3%
20 to 24 years	659	6.5%	3,349	5.6%
25 to 34 years	1,240	12.3%	6,883	11.5%
35 to 44 years	1,122	11.1%	6,635	11.1%
45 to 54 years	1,219	12.1%	7,611	12.7%
55 to 64 years	1,530	15.1%	9,230	15.4%
65 to 74 years	1,430	14.2%	7,964	13.3%
75 years & over	905	9%	6,418	11%
Median Age	45.3		46.7	
2020 Total Census Families	2,989		17,132	
Average Persons Per Family	2.8		2.8	
Total Couples	2,519	84.3%	14,049	82.0%
Without children at home	1,307	43.7%	7,525	43.9%
With children at home	1,212	40.5%	6,524	38.1%
Lone-parent families	469	15.7%	3,083	18.0%
Children Per Census Family	1.0		1.0	
2020 Educational Attainment (15 years+)	8,602		50,284	
Less than a bachelor degree	6,980	81.1%	41,699	82.9%
Bachelor degree & higher	1,622	18.9%	8,585	17.1%
2020 Households	4,032		25,340	
Persons per household	2.48		2.32	
Average household income	\$ 92,930		\$ 87,976	
2020 Occupied Dwellings	4,032		25,340	
Owned dwellings	3,300	81.8%	18,071	71.3%
Rented dwellings	732	18.2%	7,268	28.7%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		Before 1960	