



RETAIL AVAILABLE

1030 NIAGARA STREET

WELLAND, ONTARIO

5.81 AC

TOTAL SITE

25,450 SF

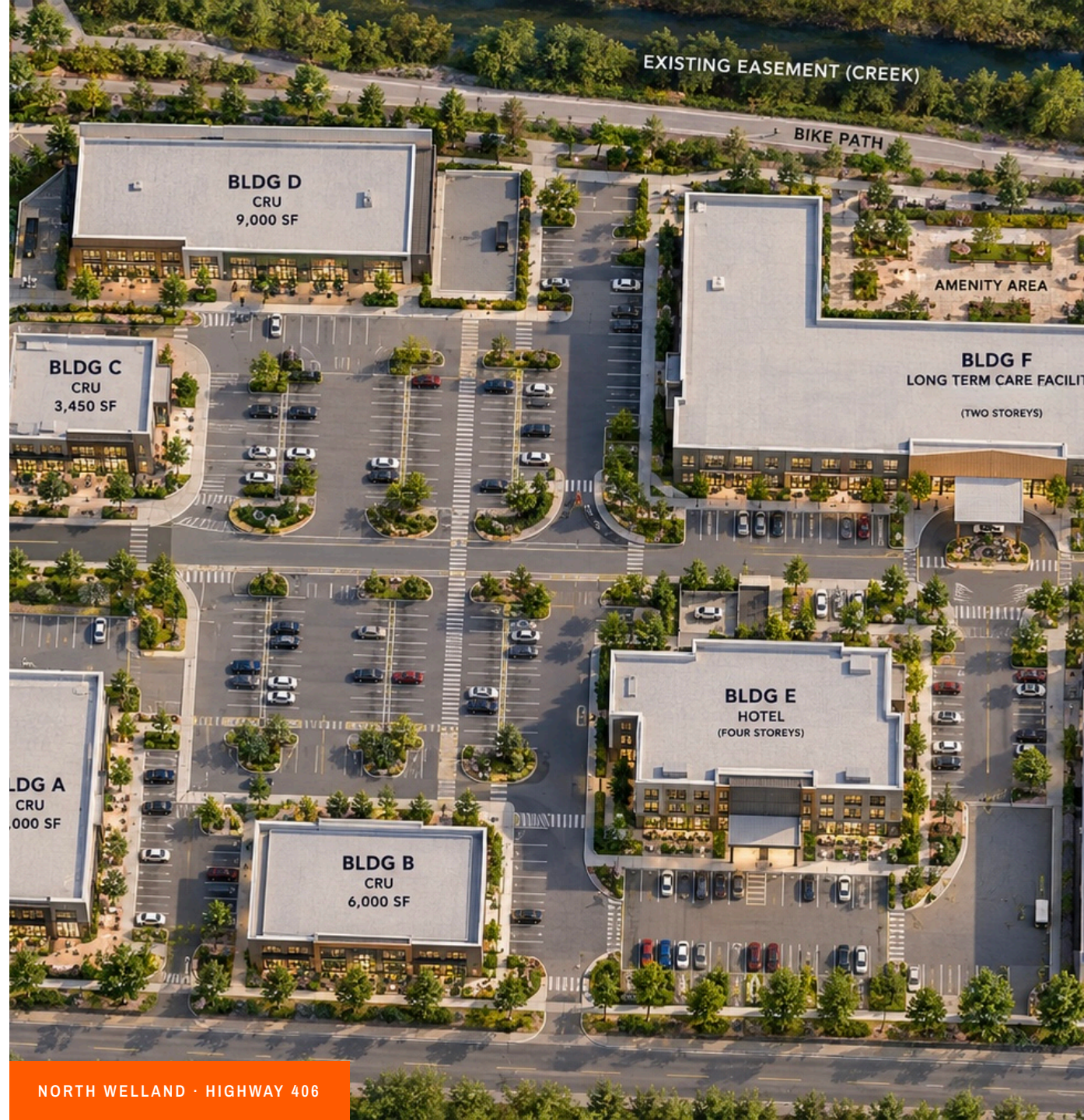
RETAIL CRU AREA

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Ambria



HOTEL & COMMERCIAL DEVELOPMENT · URBAN REFORM REALTY INC., BROKERAGE



COMMUNITY PROFILE

1030 NIAGARA STREET, WELLAND, ON L3C 1M6

The subject property represents a strong retail development opportunity, particularly for grocery, fitness, and medical-oriented uses. Direct access to Highway 406 and frontage on Niagara Street bring strong regional and commuter traffic, supporting the potential for a successful retail node.

The site sits in the very north part of Welland, in close proximity to Highway 406, and can draw residents from nearby Thorold and Pelham. It is bounded by residential apartment lands to the south, a baseball facility to the east, future residential lands to the north, and Niagara Street to the west.

IN THE VICINITY

Seaway Mall

Niagara College — Welland Campus

Welland Sports Complex

Niagara Centre YMCA

Walmart Supercentre

Canadian Tire · RONA

Youngs Sportsplex

Highway 406 · Niagara Street

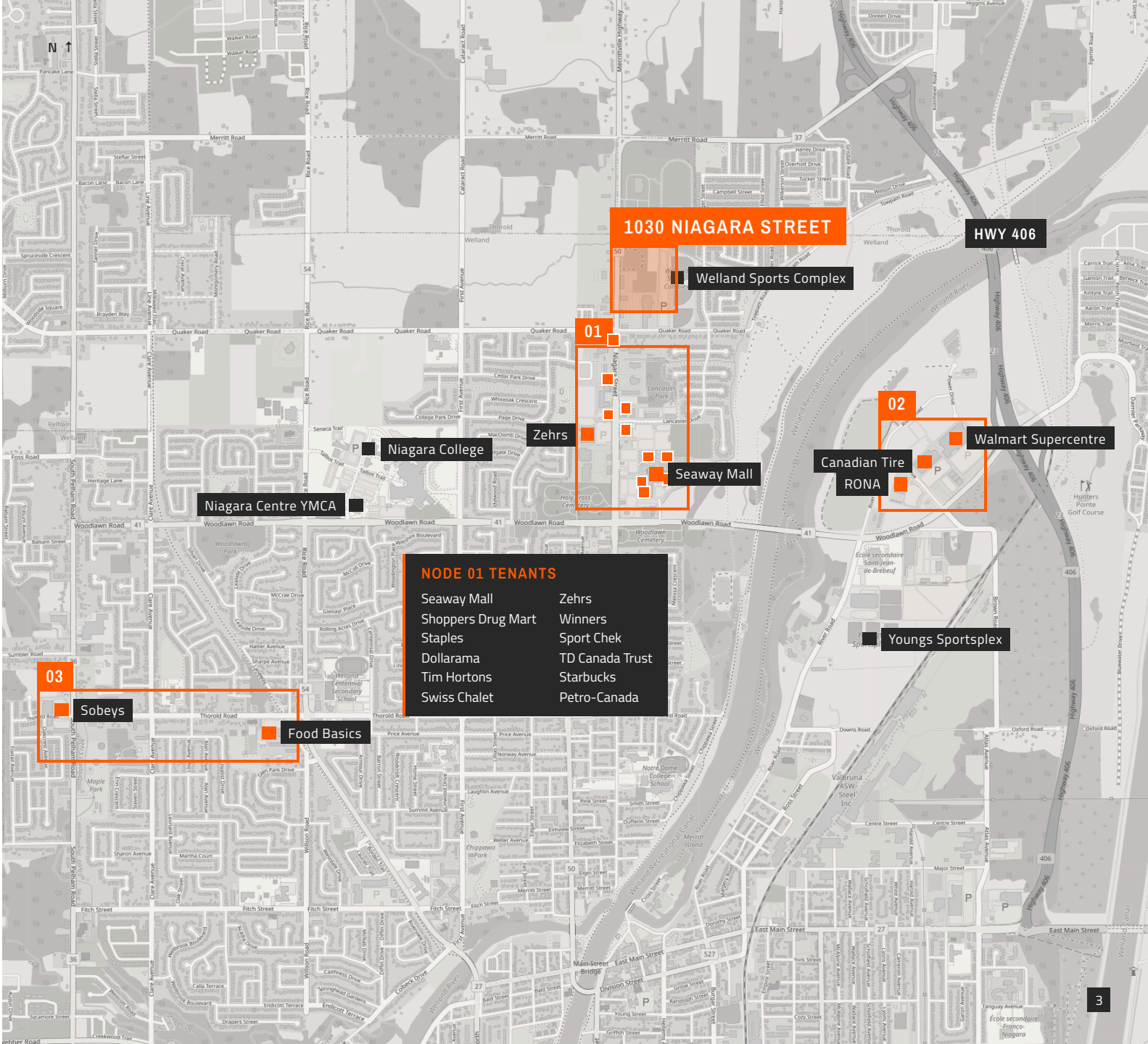


RETAIL NODES

North Welland’s established retail sits along Niagara Street and the Highway 406 power centre. The site is the northernmost commercial parcel on the corridor, intercepting traffic from Thorold and Pelham before it reaches either node.

01	Seaway Mall · Zehrs Shoppers Drug Mart, Winners, Staples, Sport Chek, Dollarama, TD, Tim Hortons, Starbucks	1.1 km
02	Primeway Power Centre Walmart Supercentre, Canadian Tire, RONA	1.9 km
03	Thorold Road Food Basics, Sobeys	3.1 km
04	Demand generators Niagara College, YMCA, Welland Sports Complex, Youngs Sportsplex	

Distances straight-line from site. Map data © OpenStreetMap contributors.





SITE PLAN STUDY, OPTION 1 — 5.81 ACRES

Four CRU buildings fronting Niagara Street, hotel, long-term care facility and self-storage. Total 265 parking spaces.

SITE PLAN

AVAILABLE UNITS

Bldg A · CRU	7,000 SF
Bldg B · CRU	6,000 SF
Bldg C · CRU	3,450 SF
Bldg D · CRU	9,000 SF
Total CRU area	25,450 SF

Total site GFA: 338,948 SF

Parking: 265 spaces

Zoning: CCR (Community Commercial)

Minimum rent: Contact Listing Agent

Possession: Contact Listing Agent

Designated Commercial in the City's Official Plan. Option 1 pairs the CRU buildings with a 90-room hotel (56,215 sf), a 250-bed long-term care facility (171,419 sf) and self-storage (85,864 sf), backing onto the Welland Sports Complex.

DEMOGRAPHICS

2025 ESTIMATES · SITEWISE ONLINE · 1, 3 AND 5 KM RADIUS — WELLAND, THOROLD, PELHAM

64,378

Population within 5 km

+13.1%

Population change 2020–2025

\$115,550

Average household income

43.2

Median age

2025 ESTIMATE	0–1 KM	0–3 KM	0–5 KM
Total population	3,468	22,433	64,378
Population change 2020–2025	+22.7%	+15.7%	+13.1%
2030 projected population	3,656	23,563	66,635
Households	1,385	8,473	25,772
Average household income	\$114,629	\$124,490	\$115,550
Median age	41.3	40.8	43.2
Owned dwellings	75.4%	77.8%	70.5%

Dominant building type: houses. Persons per household 2.46. Home language English; dominant non-official language Italian.

CONTACT

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