

# 54 HARTZEL ROAD

ST. CATHARINES, ONTARIO

For Lease / 1,200-3,504 SF

 **CUSHMAN &  
WAKEFIELD**  
Waterloo Region

**WE ARE  
THE CENTER  
OF RETAIL**



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## RETAIL SPACE

1,200-3,504 SF

## RENT

Base: \$15.00 PSF

TMI: \$10.20 PSF

## LOT SIZE

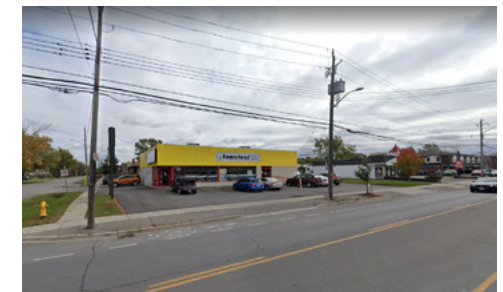
0.28 acres

## NEIGHBORING TENANTS

KFC, Tim Horton's, Jiffy Lube, Twice The Deal  
Pizza, McDonald's

## COMMENTS

- Freestanding building
- Very strong left in left out access
- Great visibility
- Opportunity to demise the building, add a drive-thru, or redevelop the site



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME

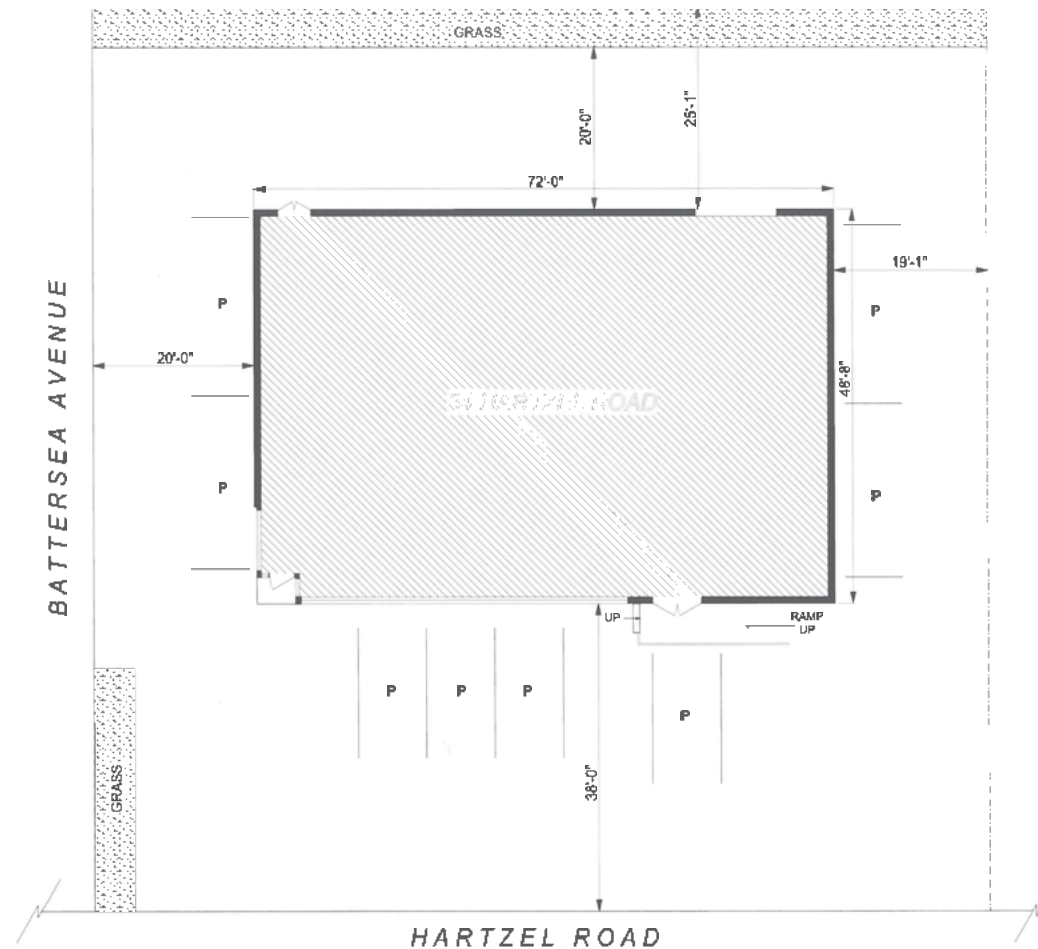


DAYTIME  
POPULATION

5 min	32,069	\$61,844	34,085
10 min	130,154	\$71,614	118,224
15 min	225,860	\$77,700	206,712

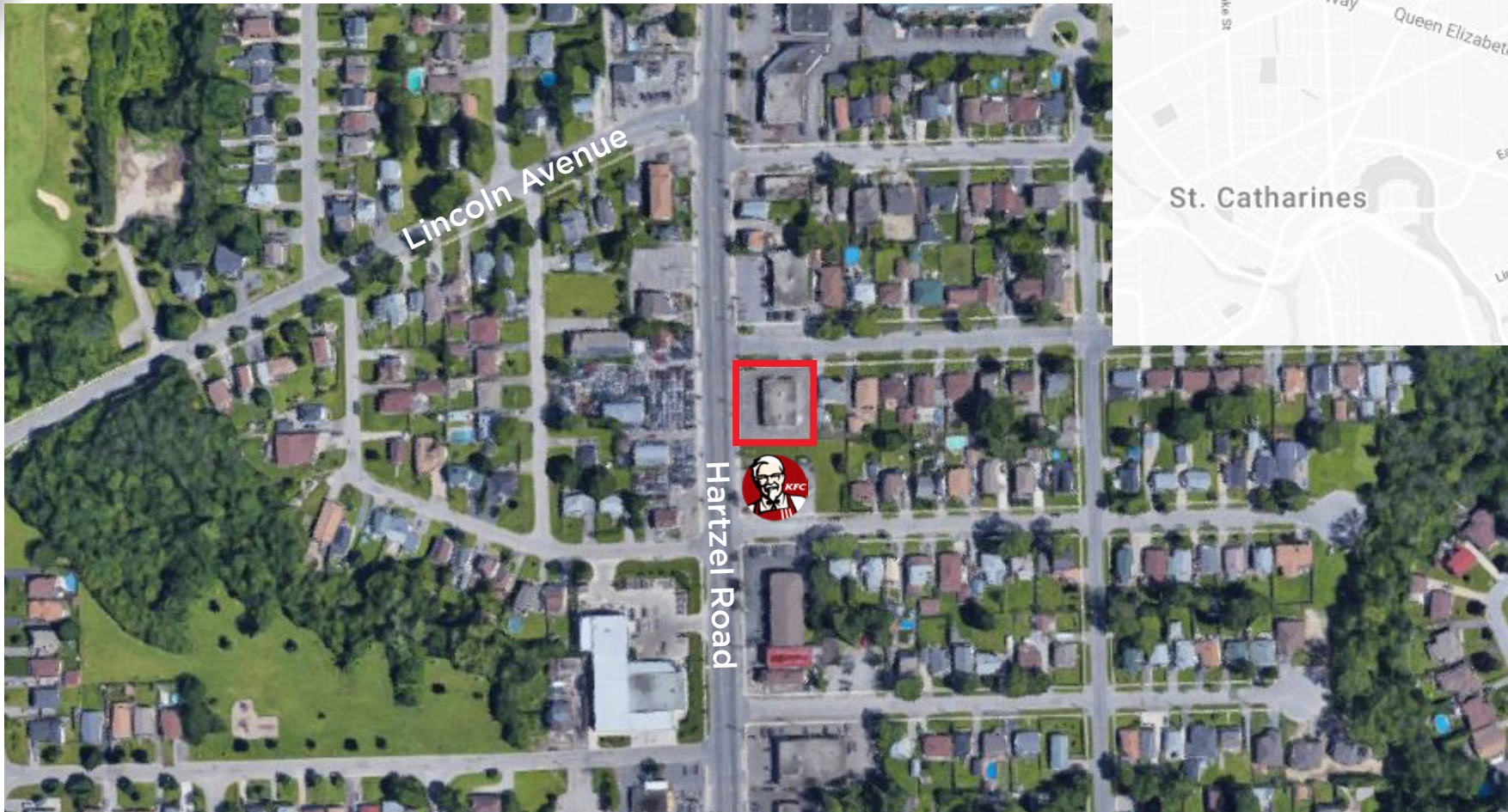
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