

FOR LEASE

ONLY 1 UNIT LEFT!!

Colliers



LEASE RATE: **\$25.00/SF NET + \$10.00/SF TMI+ HST + Utilities**

#16A | 6080 MCLEOD ROAD | NIAGARA FALLS | ON
±6,100 SF Retail/Office Space in a Busy Trade Corridor

RALPH ROSELLI* SIOR

+1 905 329 4175

ralph.roselli@colliers.com

ANDREW ROSELLI*

+1 905 327 7579

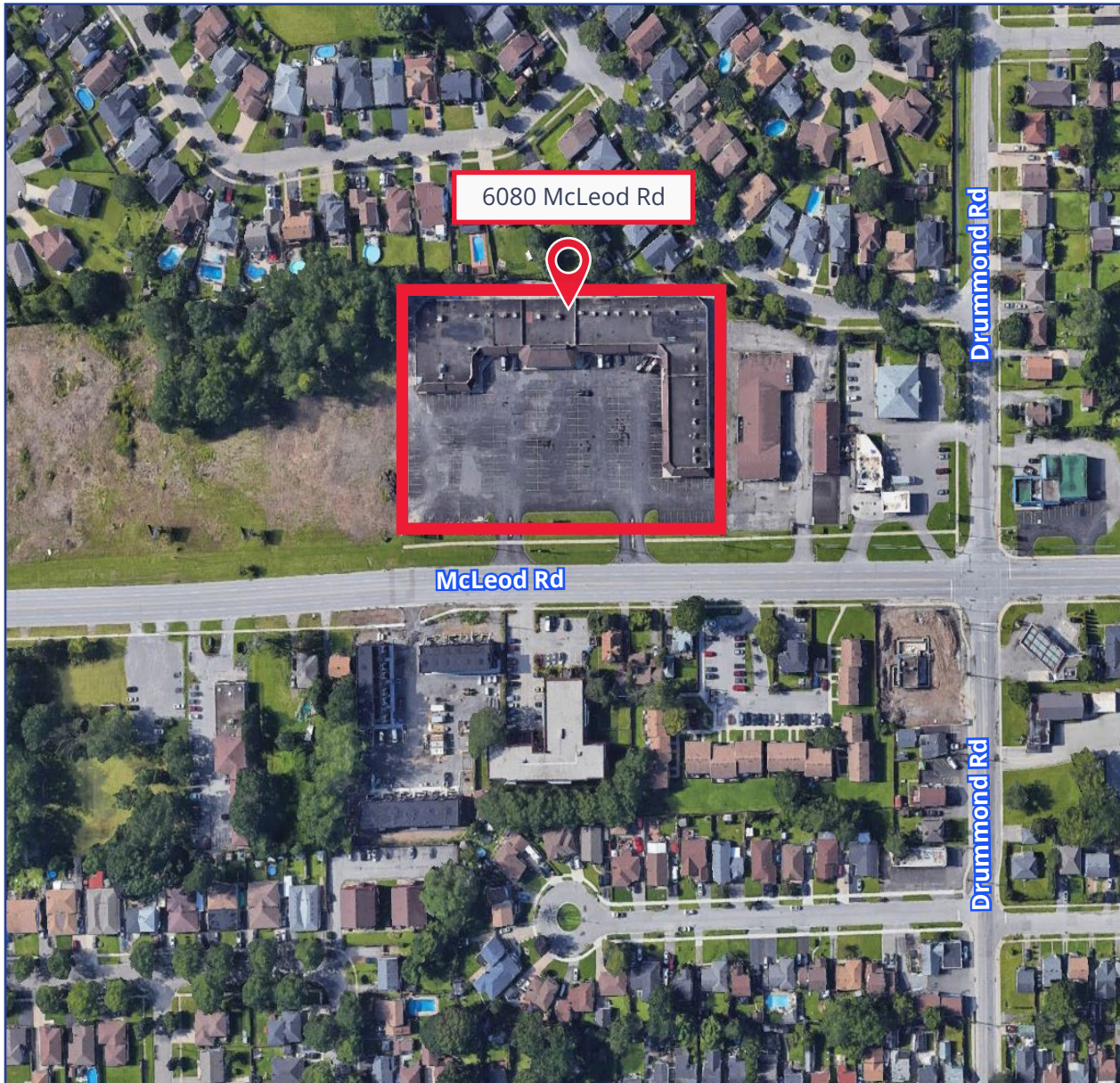
andrew.roselli@colliers.com

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

Property Overview



Located on McLeod Road just east of Drummond Road, in a busy commercial/ retail trade node in the heart of Niagara Falls.

- Recently upgraded $\pm 6,100$ SF Retail/ Office unit on high-traffic McLeod Road
- Turnkey space features numerous recent improvements
- Updated flooring, lighting, and interior finished
- Many **potential opportunities** here
- Located in the **well-established plaza**
- High density, **high traffic area**, close to **QEW Highway access** on McLeod Road
- Home to strong institutional and medical tenants including **Service Canada**, **CarePartners**, an **OBGYN practice**, medical clinic, and other professional users, creating consistent daily traffic.

AADT (2018) Traffic Count

- 13,900 - Stanley Ave to Dorchester Rd
- 18,600 - Drummond Rd to Dorchester Rd



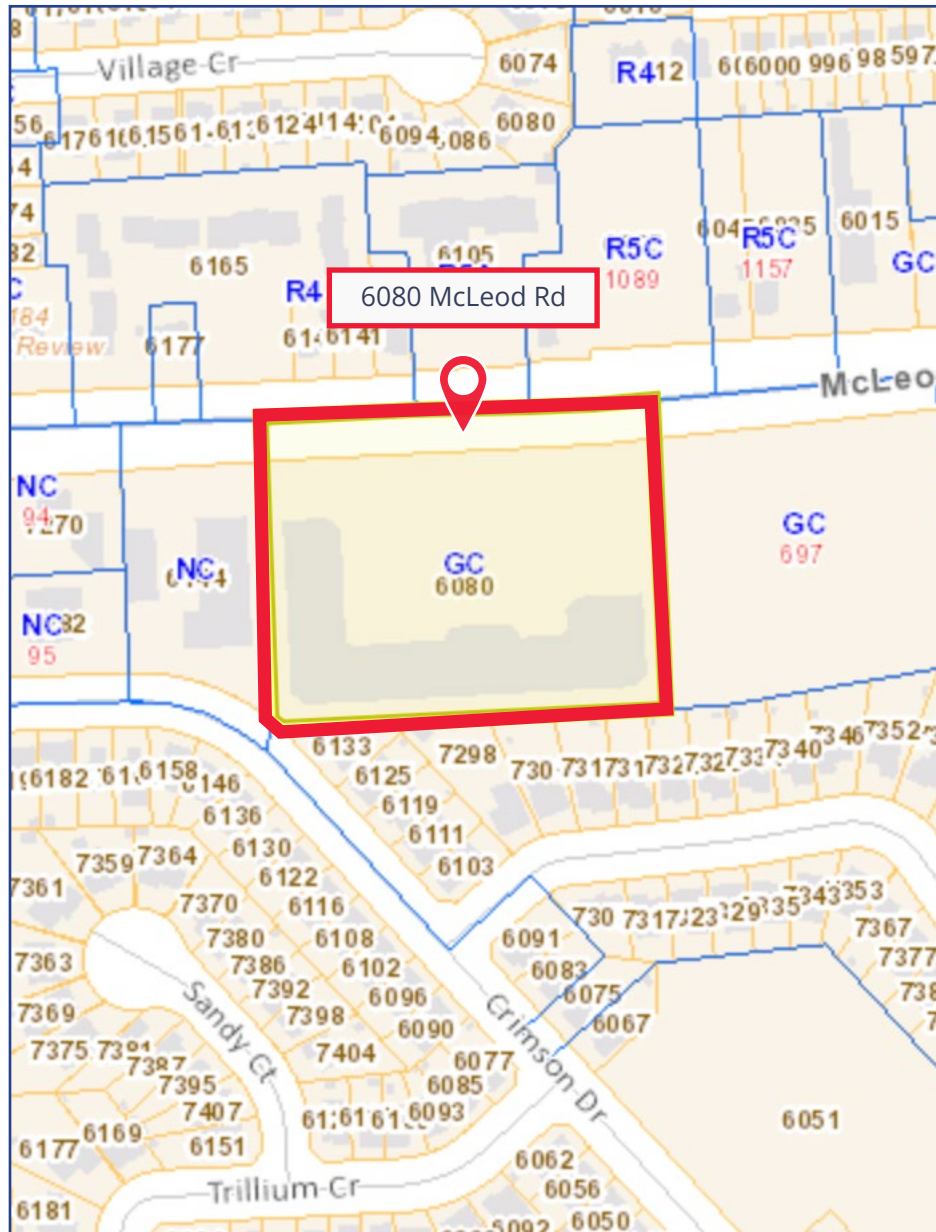
Listing Specifications

Location	McLeod Road & Drummond Road
Available Date	Immediately
Available Units	Unit 11: ±6,100 SF
Zoning	GC - General Commercial
Official Plan	Minor Commercial
Lease Price	\$25.00/SF NET + TMI + Utilities + HST
TMI (2026)	\$10.00/SF
Comments	<ul style="list-style-type: none"> • Recently upgraded prime retail/office unit • Located on high-traffic McLeod Road in the well-established plaza • This turnkey space features numerous recent improvements including updated flooring, lighting, and interior finishes. • Home to strong institutional and medical tenants including Service Canada, CarePartners, an OBGYN practice, medical clinic, and other professional users, creating consistent daily traffic. • Property offers excellent exposure • Ample on-site parking, • Professional management • Ideal opportunity for retail, office, or medical office





Zoning GC - General Commercial



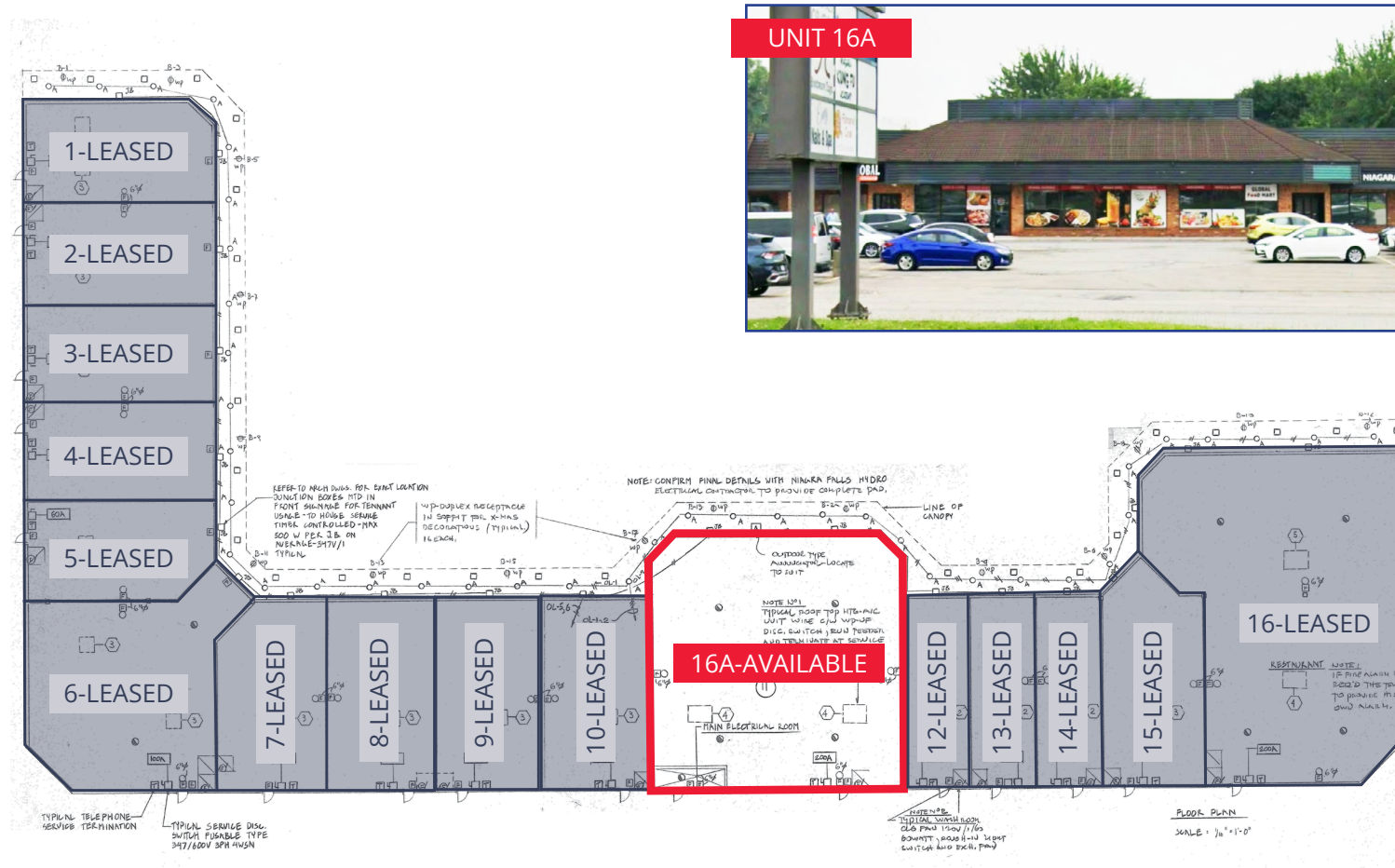
Permitted Uses

No person shall within any GC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Assembly hall
- Auctioneering establishment
- Bake Shop
- Bank, Trust Company, Credit Union, Currency Exchange
- Building supplies shop and yard
- Car/Truck rentals
- Car wash/Interior/Exterior
- Clinic
- Community building
- Day Nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmer's market
- Funeral home
- Health Centre
- Hotel
- Laundry
- Library
- Motel
- New car agency
- Nursing home
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of Worship
- Printing shop
- Private club
- Public garage, mechanical
- Receiving Home within the meaning of The Child Welfare Act
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Used car lot
- Animal clinic
- Adult Store
- Body-rub parlour
- Dancing studio
- Tattoo studio
- Art Gallery
- Museum
- Garden centre
- Outdoor patio which is an accessory use



Available Unit



UNIT	±SF	AVAILABILITY
1	1,900	LEASED
2	2,280	LEASED
3	1,500	LEASED
4	1,380	LEASED
5	1,350	LEASED
6	5,475	LEASED
7	2,760	LEASED
8	1,380	PENDING
9	1,200	AVAILABLE
10	1,990	LEASED
12	850	LEASED
13	1,200	LEASED
14	1,550	LEASED
15	3,480	LEASED
16A	6,100	AVAILABLE
16	5,900	LEASED

RALPH ROSELLI* SIOR
 +1 905 329 4175
 ralph.roselli@colliers.com

ANDREW ROSELLI*
 +1 905 327 7579
 andrew.roselli@colliers.com

VIEW ONLINE

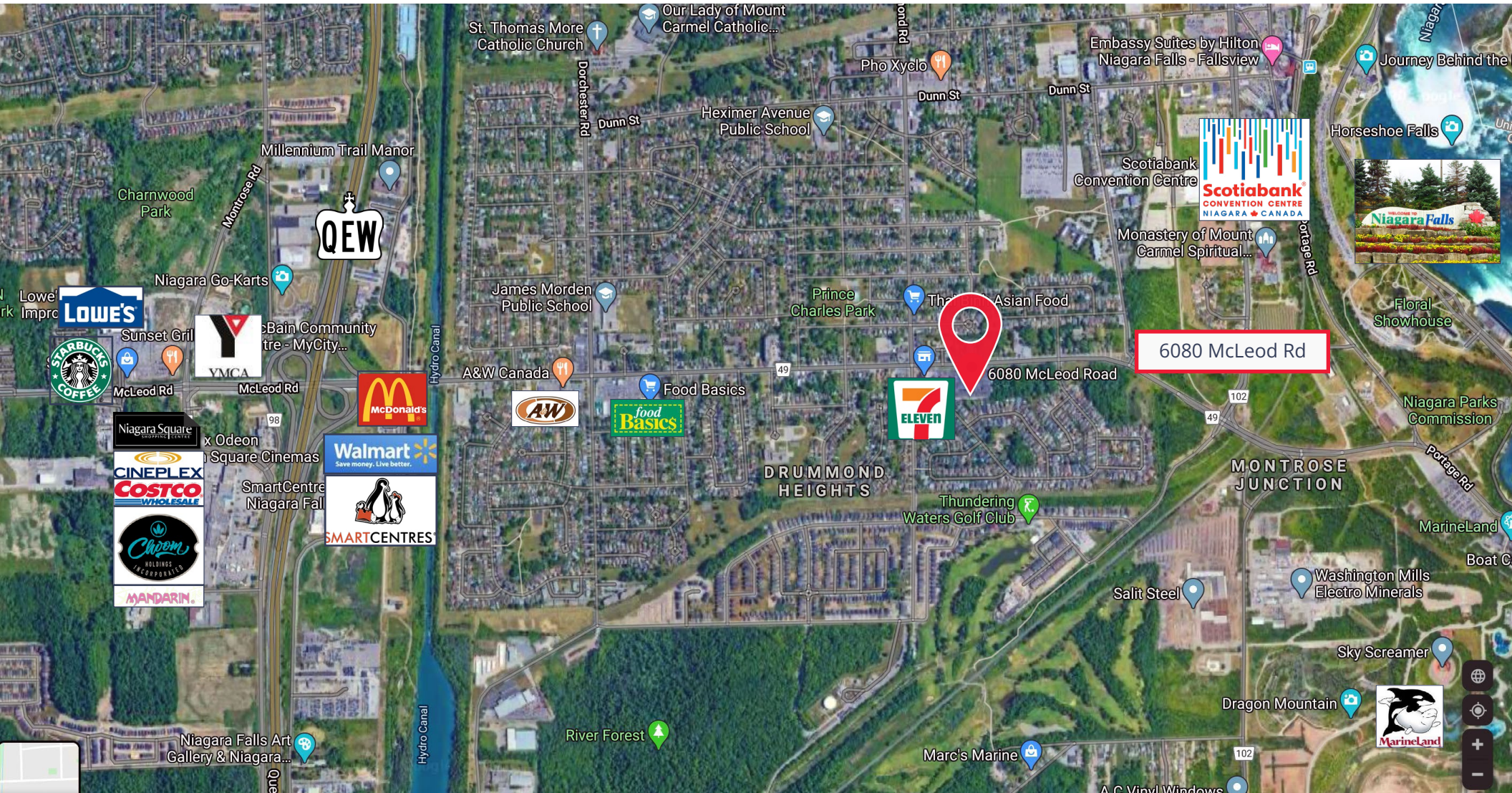
www.collierscanada.com/niagara

*Sales Representative

Exterior Photos



Area Neighbours



RALPH ROSELLI* SIOR
 +1 905 329 4175
 ralph.roselli@colliers.com

ANDREW ROSELLI*
 +1 905 327 7579
 andrew.roselli@colliers.com



VIEW ONLINE

collierscanada.com/niagara

*Sales Representative

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2026. All rights reserved. *Colliers International Niagara Ltd., Brokerage*

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

CONTACT:

RALPH ROSELLI* SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

ANDREW ROSELLI*

+1 905 327 7579 | andrew.roselli@colliers.com

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara

