

# 4961 KING ST E, #2, BEAMSVILLE

For Lease | Prime Retail Space in Beamsville Town Centre



**VALUE INSIGHT**  
REALTY  
REAL ESTATE ADVISORY GROUP

# 4961 King Street East #2 Beamsville



## PROPERTY HIGHLIGHTS

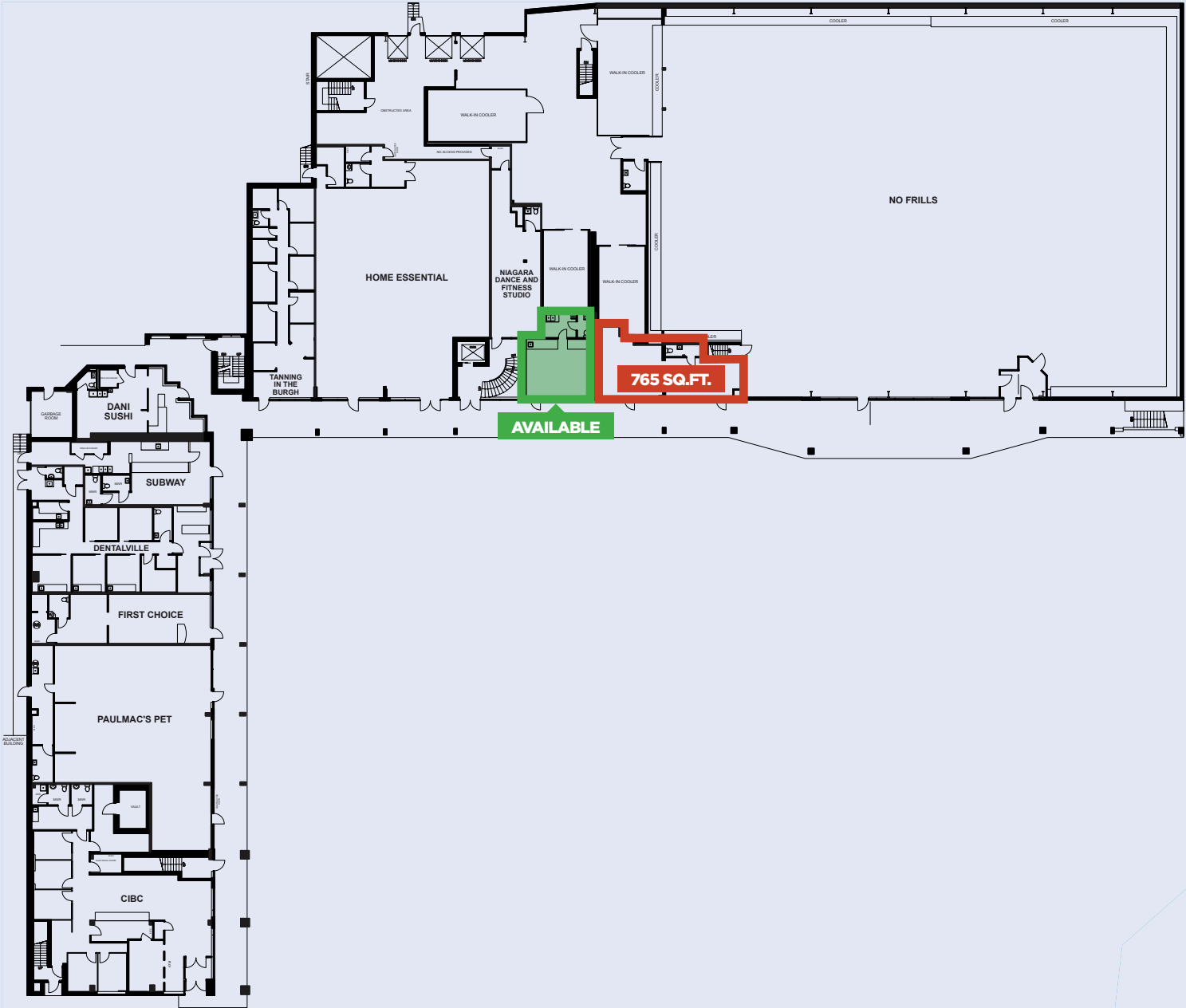
- Prime retail unit located at Beamsville Town Centre, a high-traffic grocery-anchored plaza in the heart of Beamsville
- Previously occupied by a cleaners, ideal for a variety of retail or service uses.
- Anchored by No Frills, generating strong daily foot traffic and consistent customer draw
- Excellent exposure along King Street East (Regional Rd 81) with strong signage opportunities
- Ample surface parking plus underground parking available for both customers and staff
- Strong tenant mix including CIBC, Subway, Niagara Dance, First Choice Haircutters, sushi restaurant, tanning salon and more
- Centrally located with convenient access to the QEW
- General Commercial zoning allows for a wide range of permitted uses
- Ideal opportunity for both local and national tenants looking to establish or expand in the Niagara region

## PROPERTY DETAILS

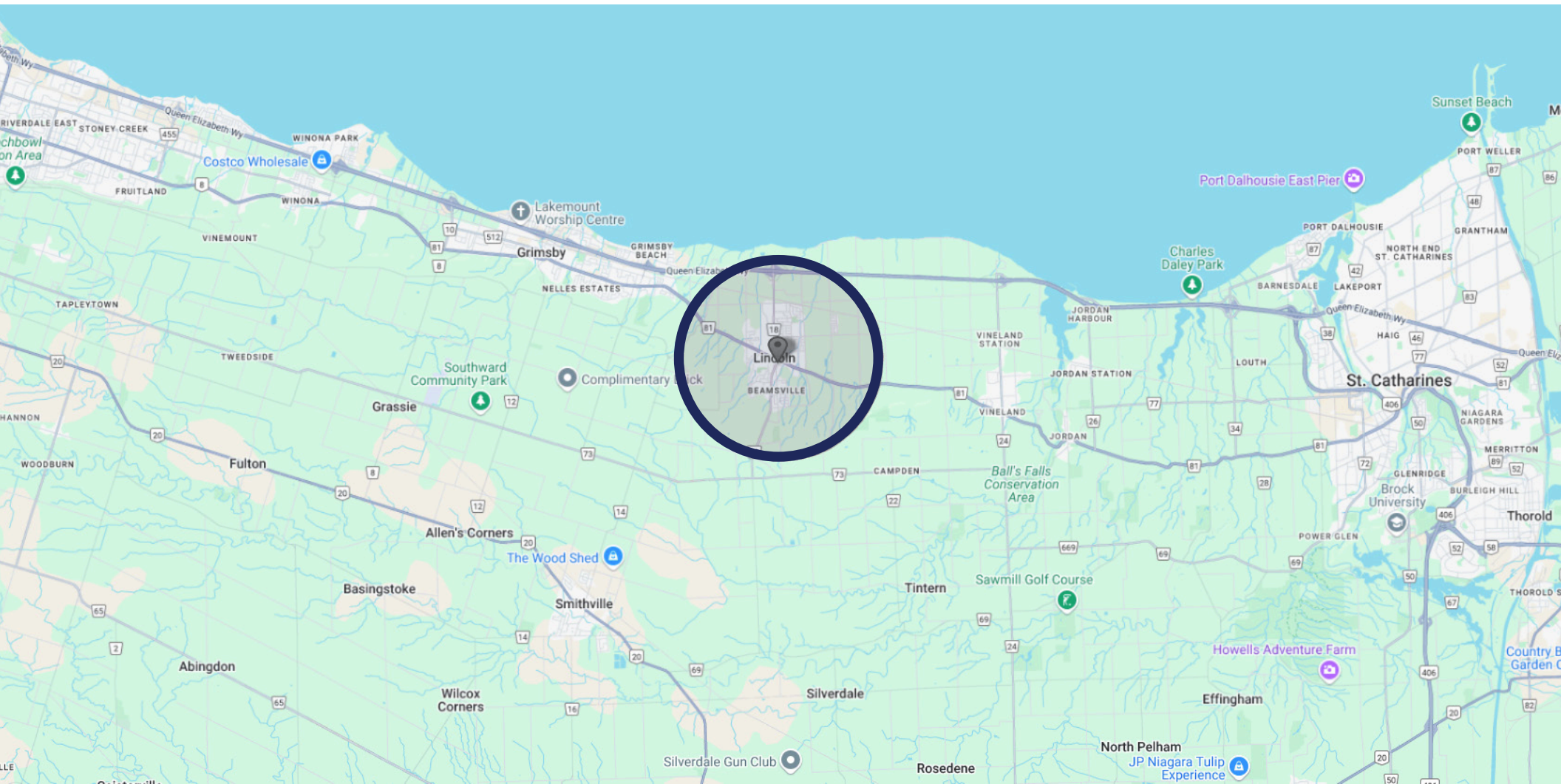
Type:	<b>For lease</b>
Size:	<b>765 sq.ft.</b>
Rent:	<b>\$2,868.75/month</b>
TMI:	<b>\$11.50/sq.ft.</b>
Availability:	<b>October 2025</b>



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## AREA DEMOGRAPHICS

*Within 3km radius of property*



POPULATION  
**17,078**



AVERAGE INCOME  
**\$128,277\***

\* Annually per household



MEDIAN AGE  
**40.6**



**LANDLORD & DEVELOPER SERVICES:**

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