

# 803 Niagara Street North | Welland

New Development Commercial Space For Lease

LEON'S ANCHORED



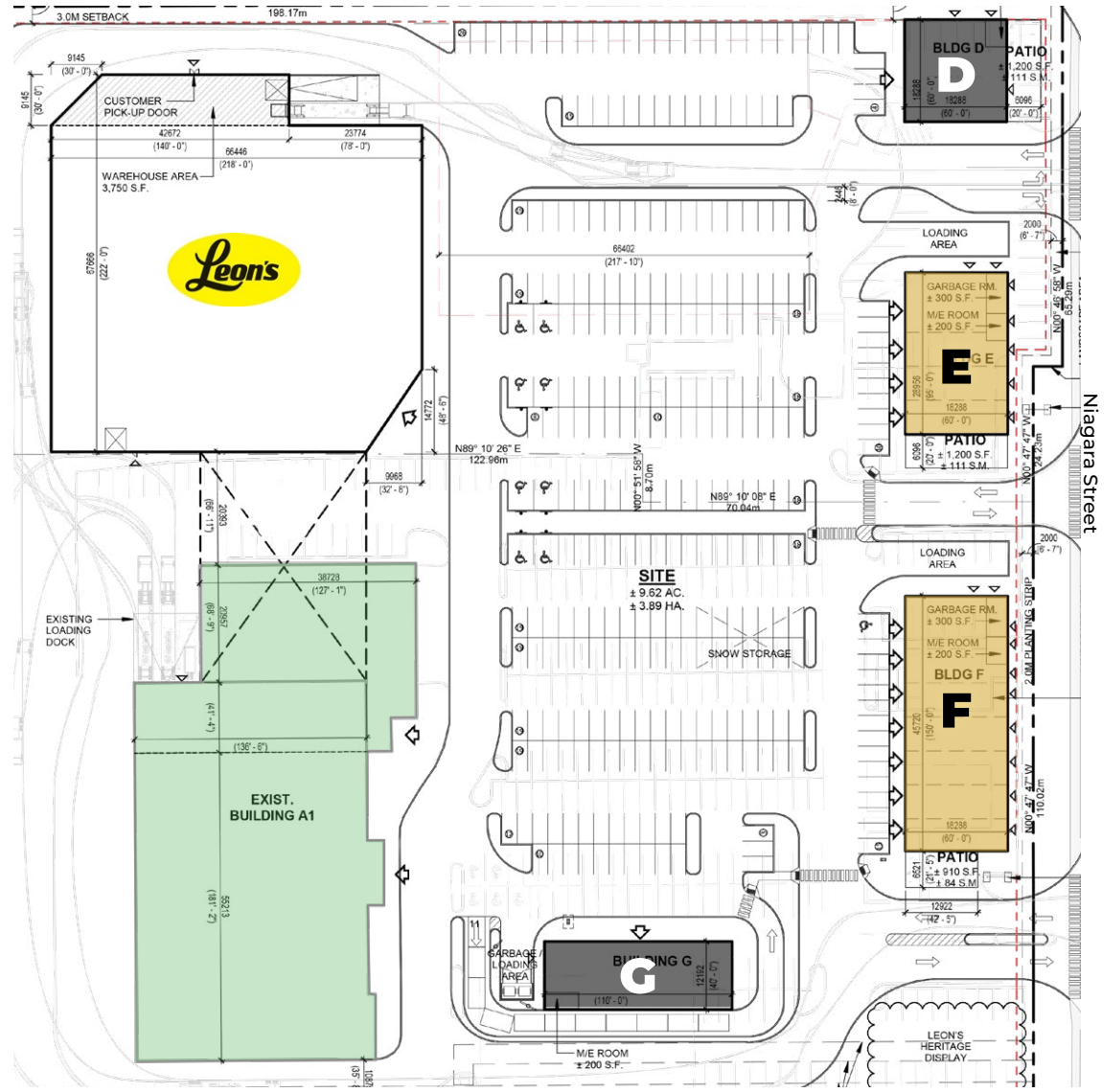
Leon's

CBRE

# Retail For Lease



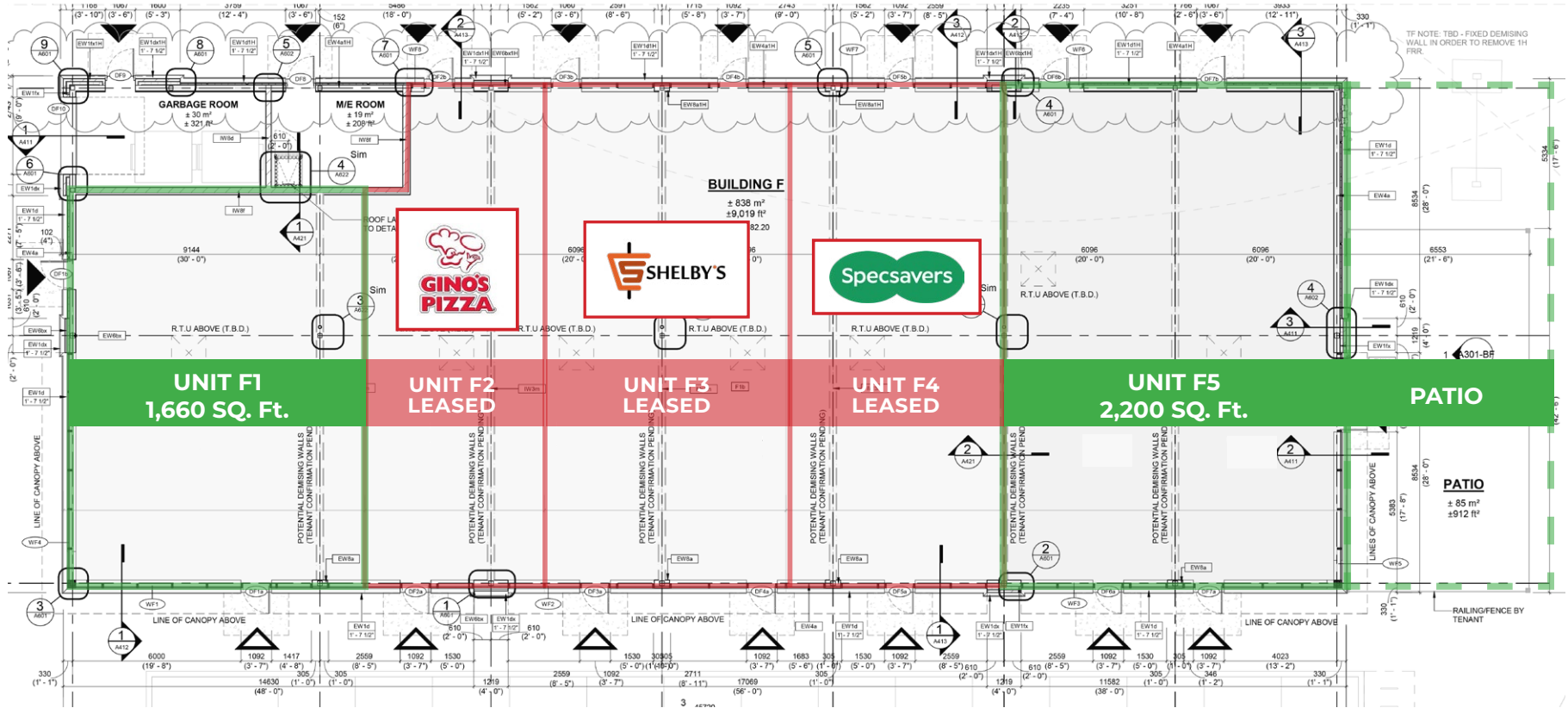
Retail Space	Building D (Freestanding)	Building E	Building F	Building G (Drive Thru Opportunity)
Size Available	3,600 Sq. Ft.	1,300 - 5,750 Sq. Ft.	1,660 or 2,220 Sq. Ft.	1,500-4,400 Sq. Ft.
Asking Price	CONTACT LISTING AGENT (SUBJECT TO LANDLORD WORK & DEAL TERMS)			
TMI	Estimated \$13.00 Per Sq. Ft.			
Possession Date	Q2 2026			



- RETAIL SPACE FOR LEASE
- EXISTING BIG BOX SPACE
- FUTURE DEVELOPMENT

# Commercial Unit Plan - Building F

Niagara Street

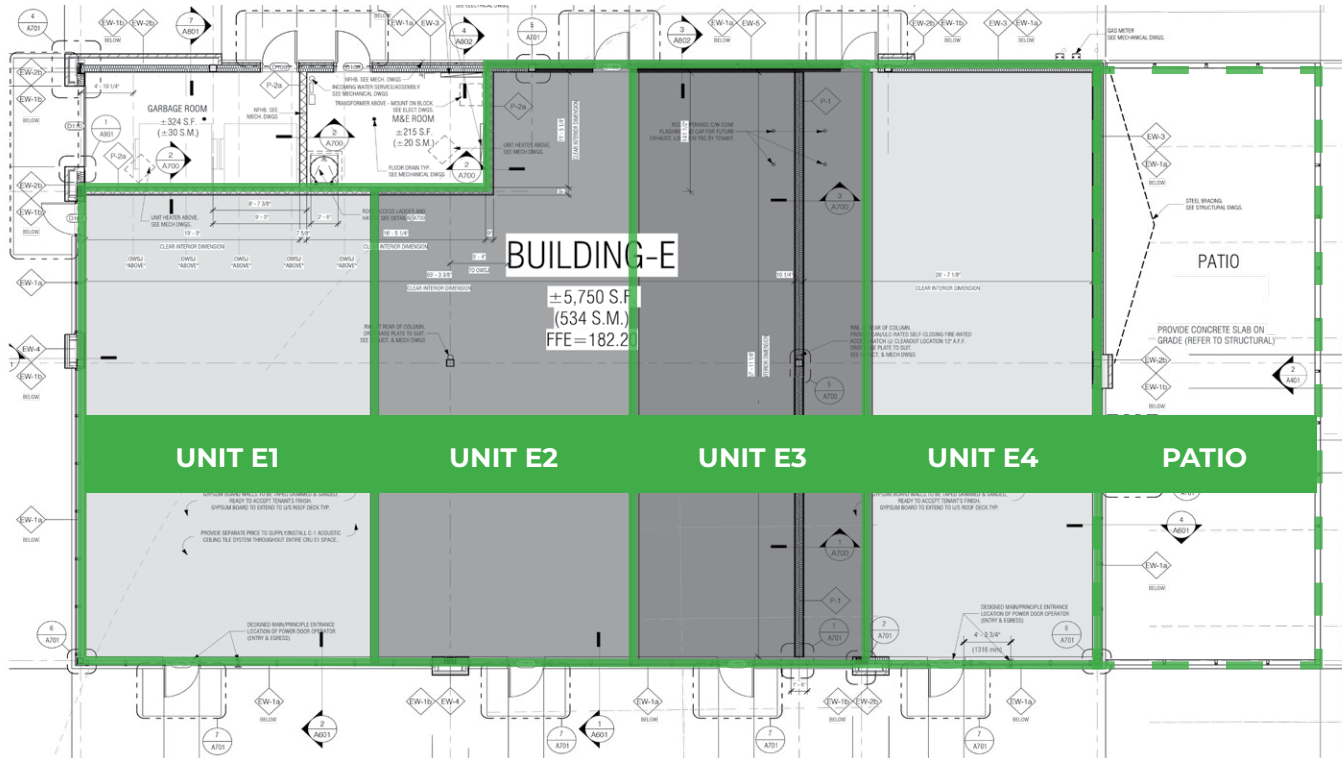


Retail Space	Unit F1	Unit F5
Size Available	1,660 Sq. Ft.	2,200 Sq. Ft.
Asking Price	CONTACT LISTING AGENT (SUBJECT TO LANDLORD WORK & DEAL TERMS)	
TMI	Estimated \$13.00 Per Sq. Ft.	
Possession Date	Q2 2026	

■ AVAILABLE UNIT  
■ LEASED UNIT

# Commercial Unit Plan - Building E

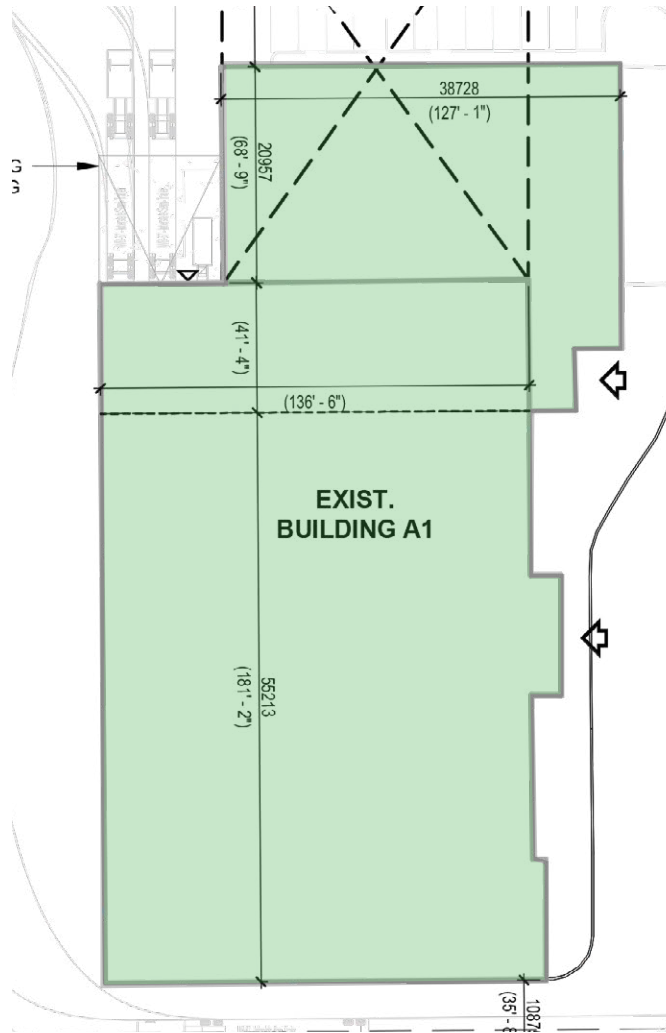
Niagara Street



Retail Space	Building E (demisable)
Size Available	1,300 - 5,750 Sq. Ft.
Asking Price	CONTACT LISTING AGENT (SUBJECT TO LANDLORD WORK & DEAL TERMS)
TMI	Estimated \$13.00 Per Sq. Ft.
Possession Date	Q2 2026

 AVAILABLE UNIT

# Commercial Unit Plan - Building A1



Retail Space	Building A1
Size Available	+/- 39,000 Sq. Ft.
Asking Price	CONTACT LISTING AGENT (SUBJECT TO LANDLORD WORK & DEAL TERMS)
TMI	CONTACT LISTING AGENT
Possession Date	July 1st, 2026





# PROJECT UPDATE - JAN 2026

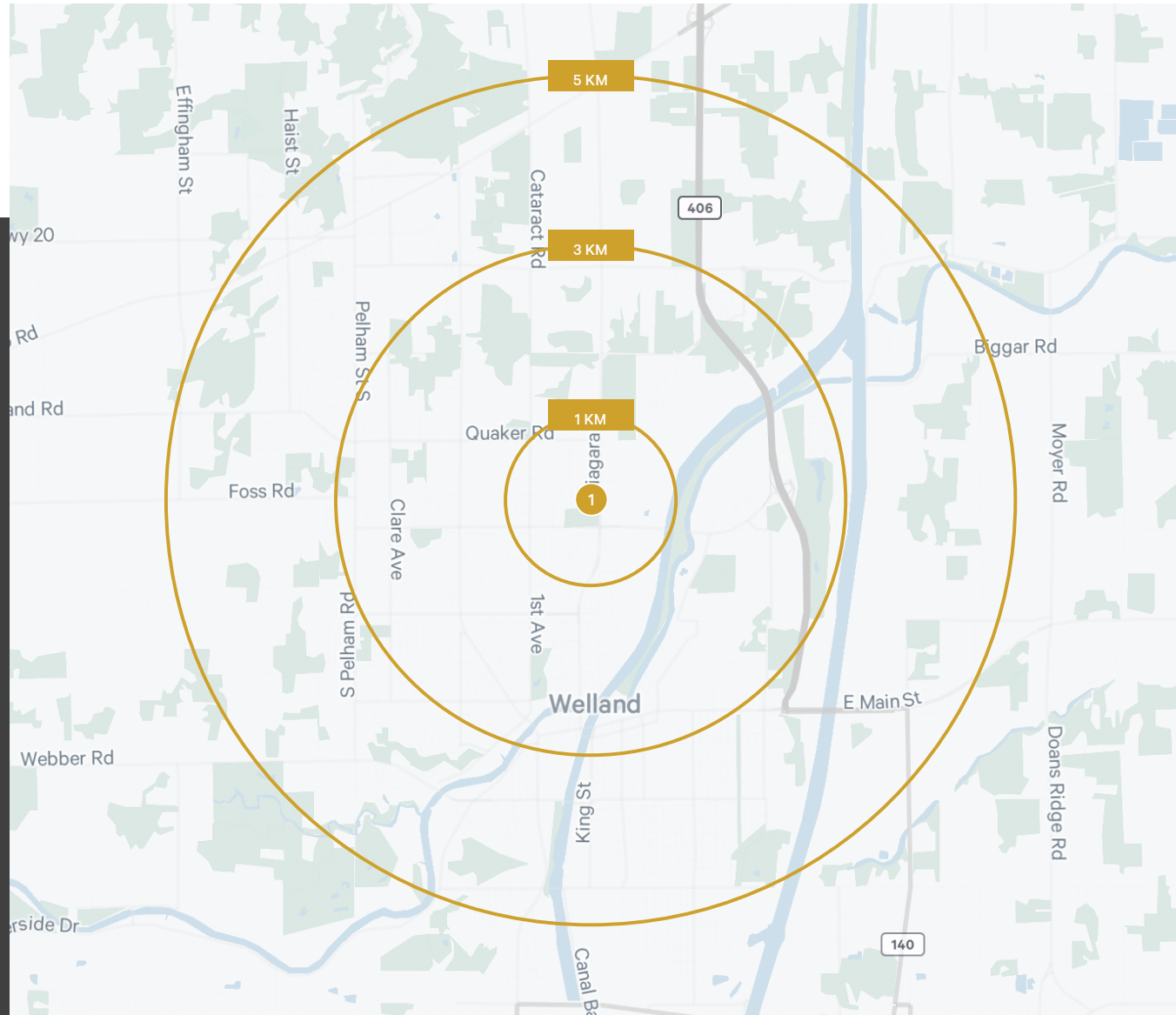


# Location & Amenities



# Demographics

	1 KM	3 KM	5 KM
 Total Population 2025	4,654	34,139	72,949
 Daytime Population 2025	4,687	28,413	62,072
 Population Growth 2025 - 2030	2.1%	3.6%	3.3%
 Household Income 2025	\$118,598	\$111,350	\$112,877



# Zoning & Permitted Uses



## CITY OF WELLAND | ZONING BY-LAW (RS-REGIONAL SHOPPING NODE)

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Art Gallery
- Assembly Hall
- Clubs, Private
- Custom Workshop
- Day Care Centre
- Day Care, Home
- Department Store
- Drive-Through Establishment
- Educational Establishment
- Emergency Service
- Financial Establishment
- Flea Market
- Food Production
- Funeral Home
- Garden Centre
- Grocery Store
- Health Related Retail Use
- Home and Auto Sales and Supply Establishment
- Home Furnishing Establishment
- Home Improvement Establishment
- Library
- Light Equipment/Machinery Sales, Rental and Service Establishment
- Mini Storage
- Motor Vehicle Sales Dealership
- Motor Vehicle Service Station
- Motor Vehicle Repair Shop
- Motor Vehicle Washing Establishment
- Museum
- Outside Display and Sales Area
- Parking Lot
- Parking Structure or Garage
- Pet Care Establishment
- Pet Shop
- Place of Entertainment
- Place of Worship
- Repair Shop
- Research and Development Establishment
- Restaurant
- Retail Centre
- Retail Establishment
- Sample or Showroom
- Social Services Establishment
- School, Commercial
- Seasonal Outdoor Use
- Service Commercial Establishment
- Supermarket
- Veterinary Clinic

\*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

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RS  
ZONING BY LAW](#)

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WELLAND  
ZONING DEFINITIONS](#)

# 803

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