CUSHMAN & WAKEFIELD
Waterloo Region

FOR LEASE

644 Garrison Road

Fort Erie, Ontario

For more information, please contact:

Bob Vrenjak
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

Fraser Vrenjak
Sales Representative
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd. Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

644 Garrison Road Fort Erie, Ontario

CUSHMAN & WAKEFIELD

Property Highlights

- 6.3 acres vacant land available immediately east of Thompson Road and QEW access
- Zoned C3 (Highway Commercial)
- 471 feet of frontage
- New grocery anchored shopping centre in Fort Erie
- Fully serviced
- Less than 1.0 KM from HWY QEW access
- Wide variety of other commercial uses are allowed including banks and financial institutions, professional offices, taverns, motel, etc.
- 18,894 daily traffic count
- Cross access from property on the corner allowing customers to make a left turn at the lights
- Access from Sims Avenue at the back of the property
- Good regional draw with QEW access so close to the property

Click here to view property video

For more information, please contact:

Bob Vrenjak
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

Fraser Vrenjak
Sales Representative
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd. Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

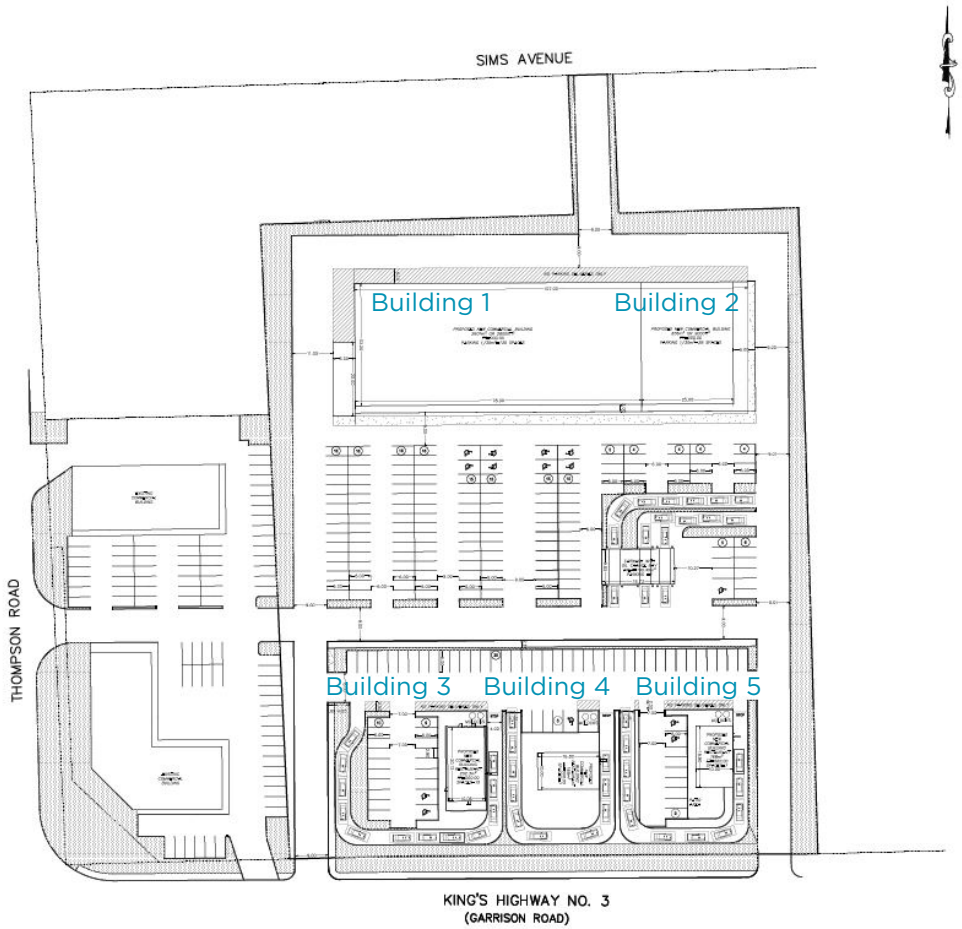
644 Garrison Road Fort Erie, Ontario

CUSHMAN & WAKEFIELD

Space Available

Click here to view property rendering

Building Number	Square Footage	Price	
Building 1	28,000 SF	$20.00 PSF	
Building 2	9,000 SF	$20.00 PSF	
~~Building 3~~	~~2,178 SF~~	~~$35.00 PSF~~	LEASED
Building 4	1,808 SF	$35.00 PSF	
Building 5	1,808 SF	$35.00 PSF	



For more information, please contact:

Bob Vrenjak
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

Fraser Vrenjak
Sales Representative
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

644 Garrison Road Fort Erie, Ontario

CUSHMAN & WAKEFIELD

Property Rendering

For more information, please contact:

Bob Vrenjak
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

Fraser Vrenjak
Sales Representative
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

644 Garrison Road Fort Erie, Ontario

CUSHMAN & WAKEFIELD

Amenities

Criteria	1 KM	3 KM	5 KM
Population	1,300	12,100	16,300
Daytime Population	1,500	8,000	11,600
Household Spending	$55,000	$52,100	$53,200
Household Income	$72,600	$70,300	$72,100

- Adjacent to Walmart complex
- Nearby restaurants include Little Caesars Pizza and McDonald's
- Other nearby retailers include No Frills, Scotiabank, LCBO, Timber Mart, and Chrysler
- Located near Borderview Veterinary Hospital and For Erie Chamber of Commerce
- Total population of Fort Erie is over 30,000, increasing during the summer months with an influx of Americans

For more information, please contact:

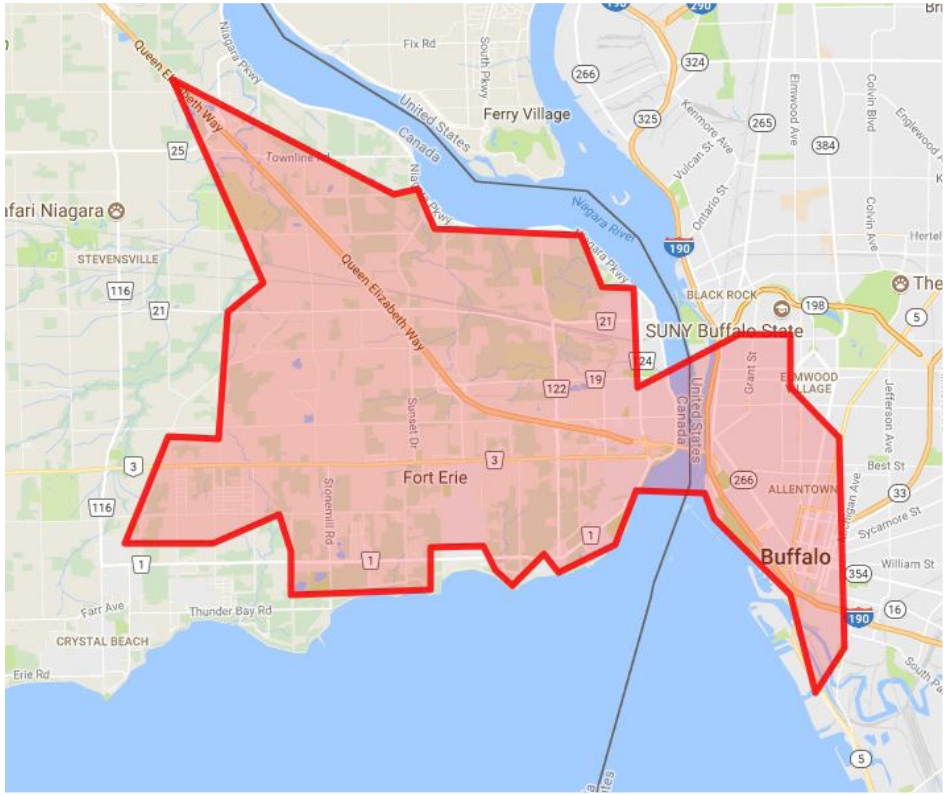
Bob Vrenjak
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

Fraser Vrenjak
Sales Representative
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

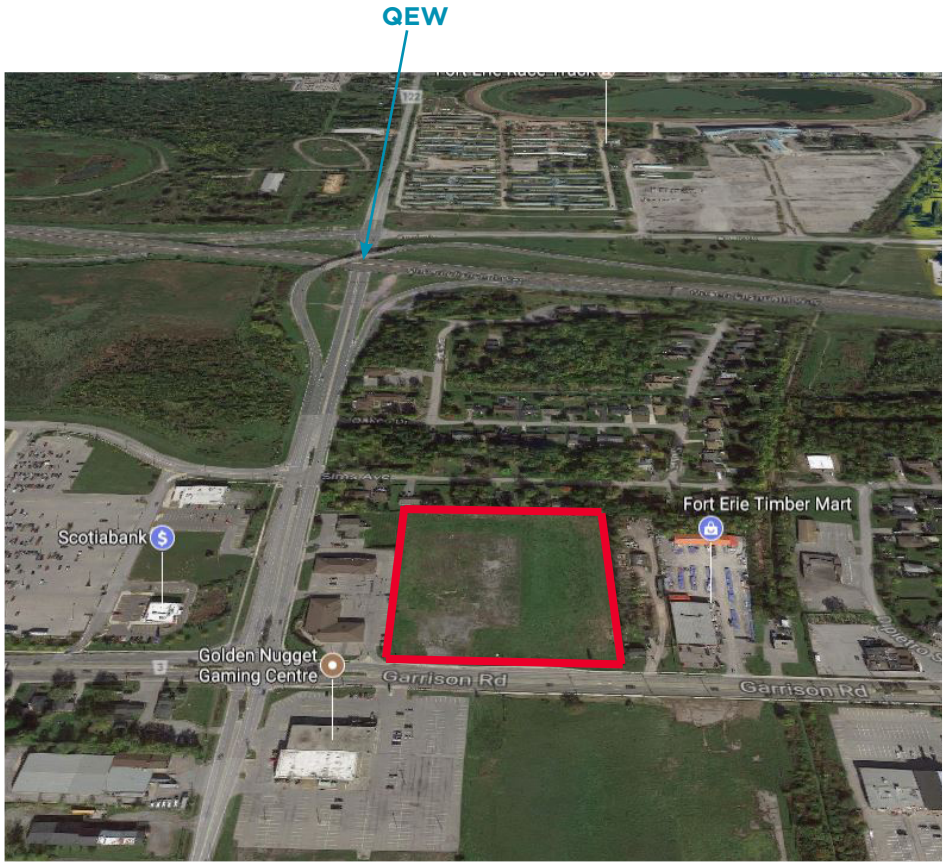
644 Garrison Road Fort Erie, Ontario

CUSHMAN & WAKEFIELD

Location



10-Minute Drive Time Heat Map



Aerial

For more information, please contact:

Bob Vrenjak
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

Fraser Vrenjak
Sales Representative
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd. Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.