



LEASING OPPORTUNITY WELLAND SHOPPING CENTRE

180-200 Fitch St. Welland, Ontario

Value Centres is seeking retail tenant(s) of 2,830 sf in its refit of Fitch St. Centre in a downtown major node & main street of Welland at 55 Queen St. S.). at Rogers Road.

Welland Shopping Centre Location: The City of Welland at the northwest corner of Fitch St. and Prince Charles.

Shopping Centre Overview: GLA: 96,240 sf Land Area: 10.17 acres Zoning: CC1 Community Commercial

Anchor Tenants: Giant Tiger, Rexall, Dollar Tree, UPS, Pet Valu, Red Swan Pizza, Wings Up, Subs Plus

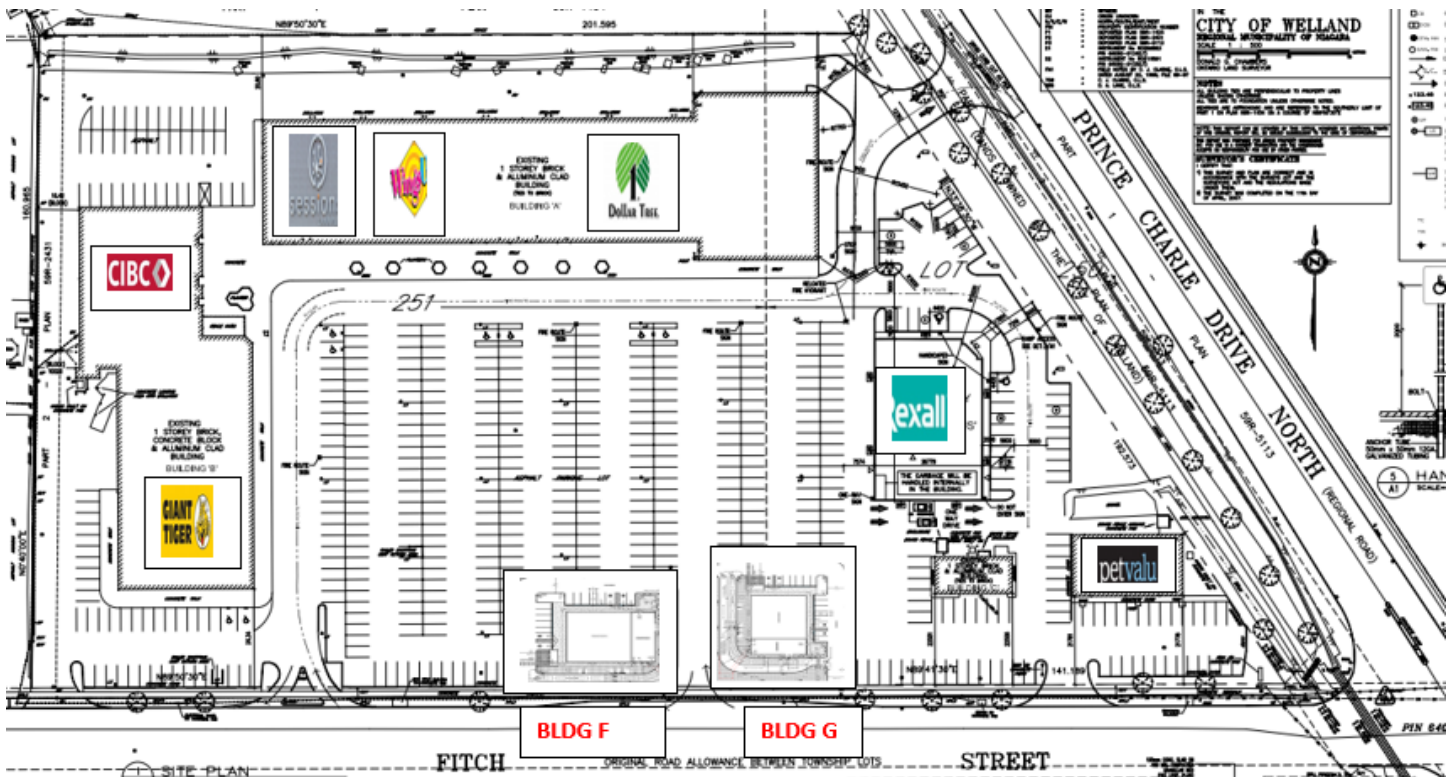
Leasing Opportunities:

Unit 5- Inline: 2,380 sf formerly occupied by CIBC

**Fixturing Period 90 days; Minimum Rent: Year 1-5 \$15.00 psf; Years 6-10 \$16.00
Taxes: \$4.84 psf; CAM \$4.36**

New: Bldg F & G: Drive Thru Pads/In-Line Space Available from 1,500 sf to 5,000 sf.; Individual Units from 1,200 sq. ft.
Minimum Rent: In-Line Year 1-5 \$12.00.
Estimated Taxes: \$4.80; CAM \$ \$.30MI
Drive Thru Years 1-5 \$25.00 or Land Lease \$60,000/year.

Site Plan:





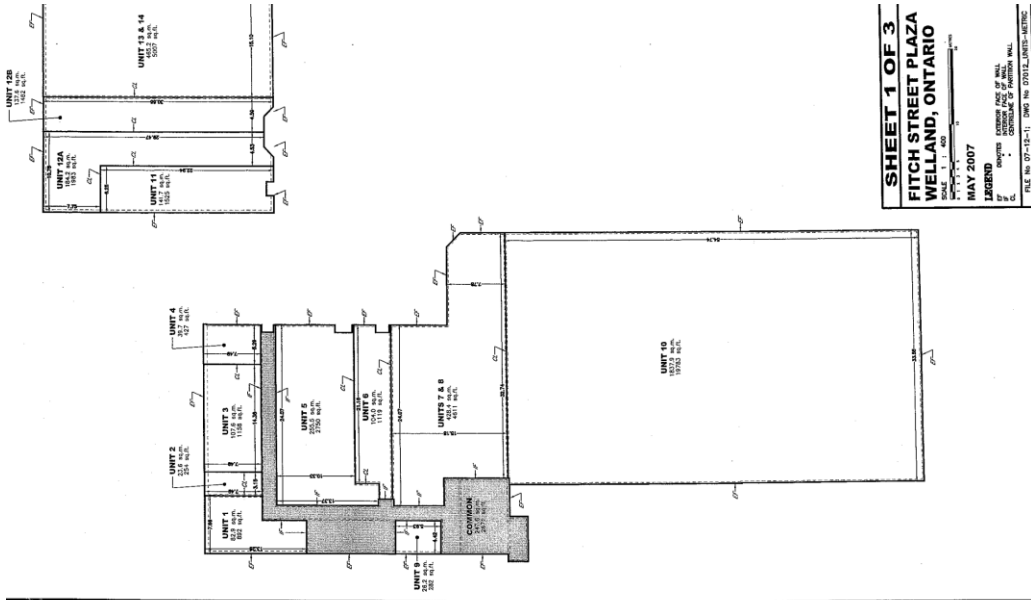
Value Centres Management Inc.

11-445 Edgeley Blvd Concord ON L4K 4G1

TEL: 905 738 8026

FAX: 905 738 1985

Floor Plan Unit 5:



Floor Plan New Drive Thru:

