



FOR LEASE | 980 East Main Street, Welland, ON

High exposure retail redevelopment opportunity

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**AVISON
YOUNG**

Brand new redevelopment opportunity

- » Various sized units ranging from 3,000 sf to 102,000 sf.
- » Available configurations to suit a variety of uses, including service commercial, grocery, retail, commercial recreation, restaurants, healthcare, automotive, and more.
- » Located in large residential neighbourhood, with new housing developments increasing the population density.
- » High visibility, high-traffic location just meters west of the multi-lane East Main Street roundabout, the southern terminus of Highway 406.
- » East Main Street is a vital thoroughfare linking Highway 406 to downtown Welland. It stands out as the only route that crosses both the old Welland Canal (via bridge) and the new Welland Canal (via tunnel).

ZONING CC2

CLEAR HEIGHT 13'11" - 15'11"

SHIPPING DOORS Dock and drive-in doors

PARKING 909 stalls onsite

PUBLIC TRANSIT Bus stop conveniently located at the entrance of the property on East Main Street

SIGNAGE Building & pylon in prominent locations



3,000 sf - 102,000 sf
Available sizes



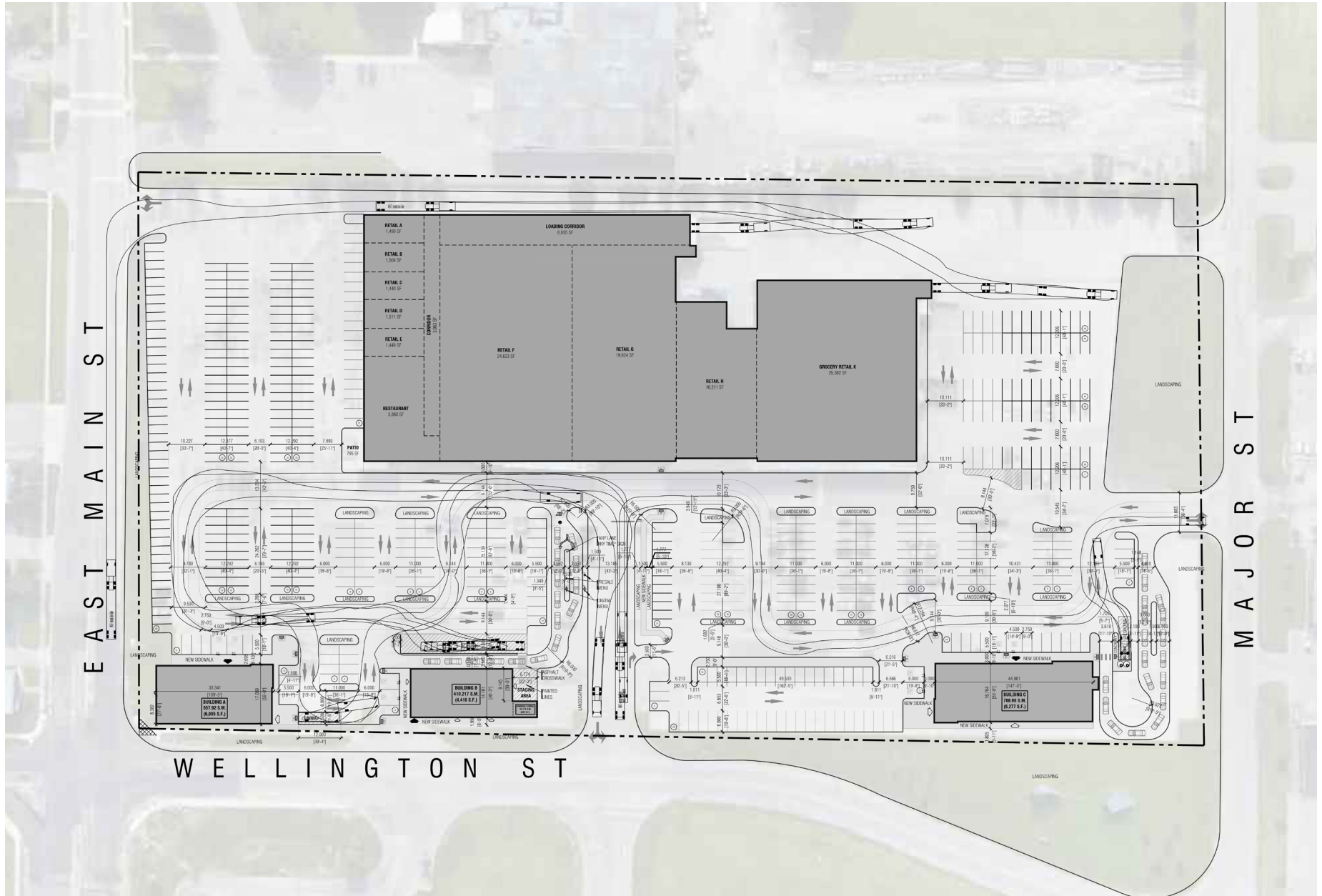
\$18 - \$40 psf
Asking net rate



\$10 psf
Additional rent



Retail space available for lease | 980 East Main Street, Welland, ON



The City of Welland

With a history of steady population growth that is expected to continue, Welland has become a sought after city to live, work and invest in. With multiple Community Improvement Plans (CIPs) in place, Welland is working to promote, attract and grow current and new business opportunities including diversifying the downtown core, promoting redevelopments, and strengthen the local economy.

Welland quick facts

- » 6.6% population increase from 2016-2021
- » 87% projected residential growth from 2021 to 2041, bringing Welland's population to approximately 100,000
- » Approximately 22,420 new dwellings by 2041
- » Commercial growth of 4 million+ square feet by 2041 (gross floor area)
- » Welland - Home Price Index (HPI) for September 2024 was \$567,700
- » 13% projected employment population growth projected from 2021 to 2041
- » 100% total residential & employment growth projected from 2021 to 2041

This growth is expected to drive a surge in Welland's residential sector, boosting retail spending and demand for retail estate over the next two decades



[Click here for zoomable Future Residential Development map](#)



GROWTH (Welland Proper)	Year	Population	Total households	Avg. households income
	2019	56,172	23,678	\$80,941
	2024	61,396	25,199	\$95,549
	2029	64,932	26,659	\$112,669
Property-centric demographics		Population	Total households	Avg. households income
	2km	13,045	6,161	\$60,490
	3km	27,447	12,663	\$64,550
	5km	53,938	23,398	\$75,249



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**Get more
information**

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