

RETAIL FOR LEASE

315 GARRISON ROAD

Fort Erie, ON

Marcus & Millichap, Brokerage

Marcus & Millichap



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LEASING DETAILS

Size:

Unit 5 - 1,286 SF

Net Rent:

Please contact listing agents

TMI (2025 Est.):

\$14.73 PSF

Site Description:

- Right-sized unit, perfect for many different retail uses.
- 79 parking spaces in centre
- Located in growing business centre on busy Garrison Road
- Centrally located near Peace Bridge, Mather park and Old Fort Eerie
- Bright and open retail space currently in shell condition with 11' 4" clear height
- Excellent frontage and visibility on Garrison Rd

Current Exclusivities:

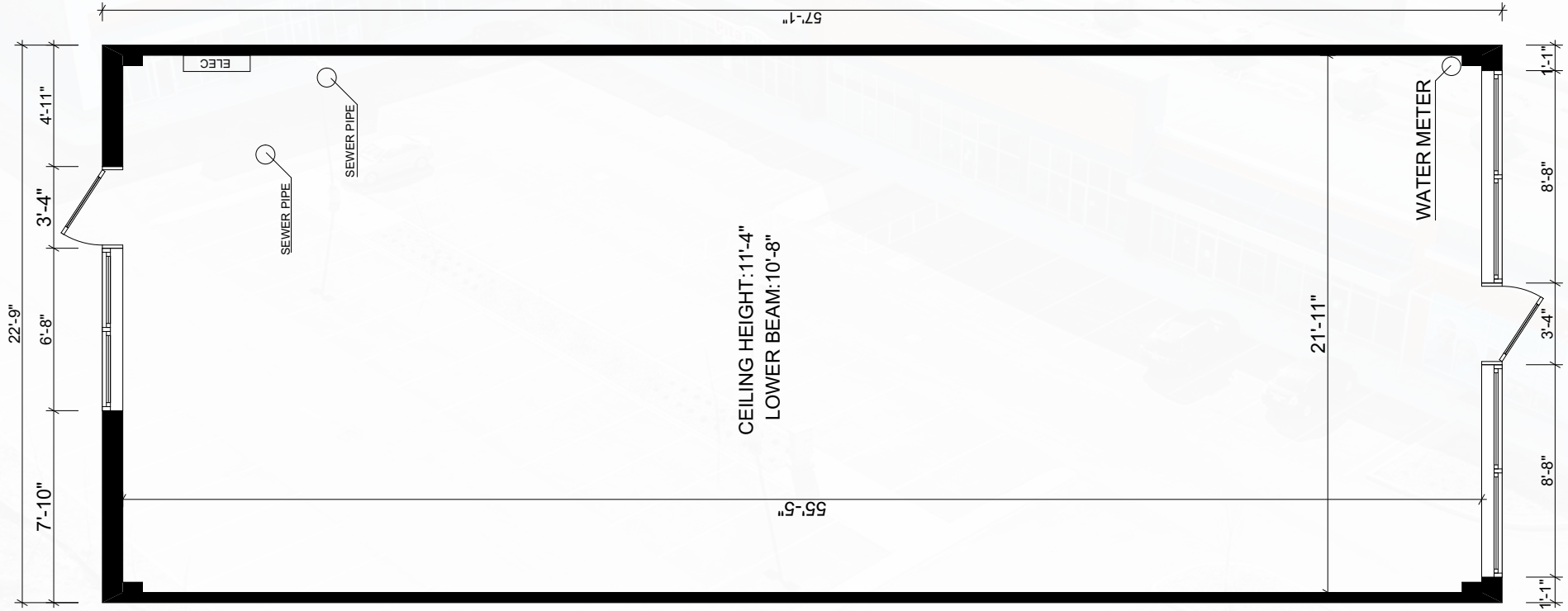
Dentist, Pita Sandwiches, Daycare, Pizza, and Mexican Restaurant



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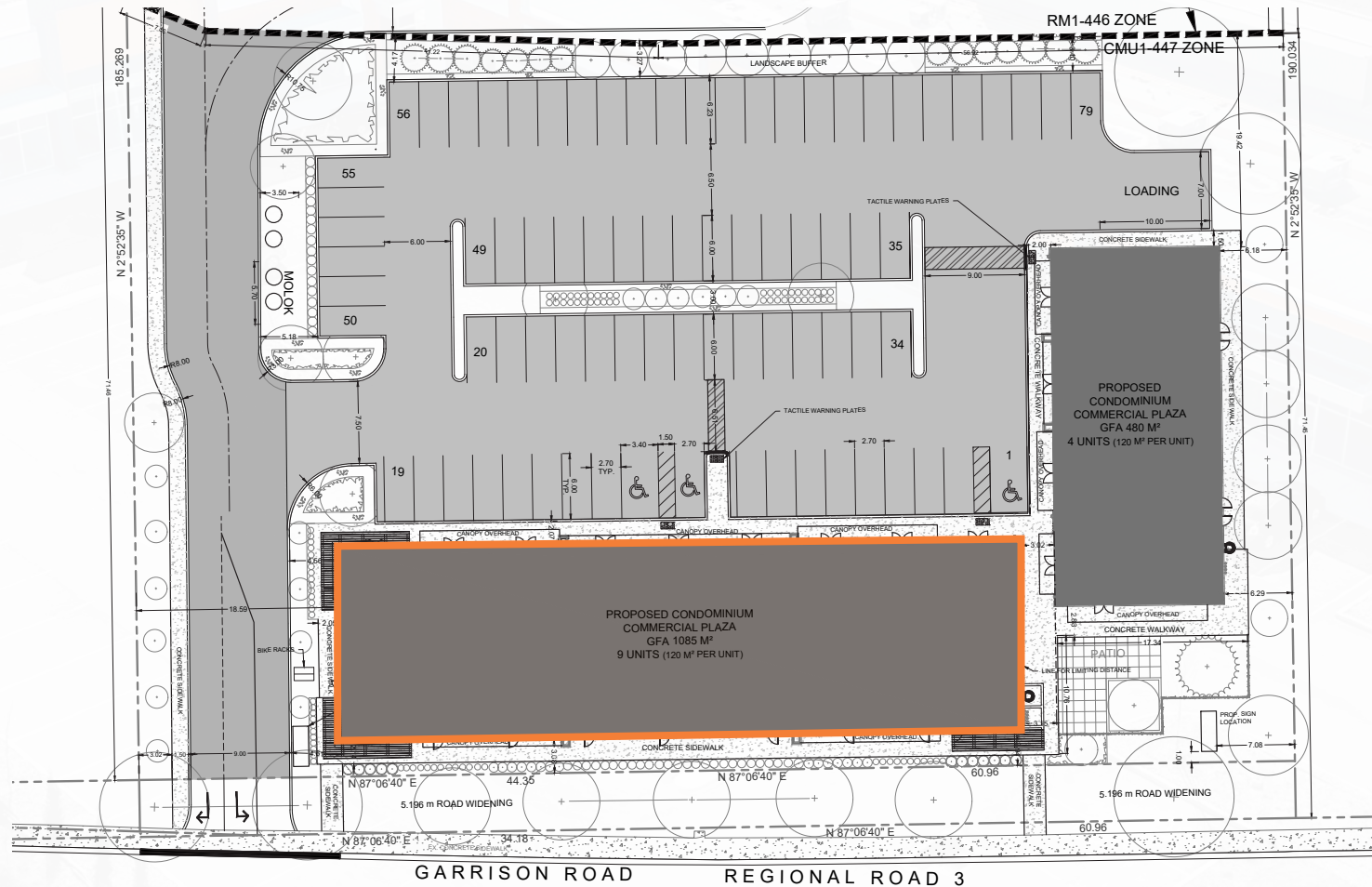
FLOOR PLAN



315 GARRISON ROAD

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SITE PLAN



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MARKET OVERVIEW

315 Garrison Road is located in a thriving business hub strategically positioned along Garrison Road, the town's primary commercial corridor. This rapidly developing retail center benefits from its close proximity to the U.S.-Canada border, attracting high volumes of traffic and boosting commercial activity.

Fort Erie's economy is experiencing steady growth, driven by a combination of commercial expansion, infrastructure investments, and a flourishing tourism industry. With its strategic location near major trade routes, the town serves as a key gateway for cross-border business and logistics. The area's affordability, coupled with supportive municipal policies, has attracted a diverse range of businesses, from retail and hospitality to healthcare and professional services. As Fort Erie continues to develop, it presents promising opportunities for investors and entrepreneurs looking to capitalize on a dynamic and growing market.





DEMOGRAPHICS

Demographics	1KM	3KM	5KM
Population	3,016	11,384	16,905
Daytime Population	3,289	12,246	18,268
Average Age	50.5	48.6	47.9
Number of Households	830	3,309	5,024
Average Household Income (\$)	\$97,036	\$93,045	\$98,733



FOR FURTHER INFORMATION PLEASE CONTACT:

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