

# 4961 King St E #5&6 Beamsville

PRIME  
RETAIL IN  
BEAMSVILLE  
TOWN  
CENTRE

FOR LEASE



**VALUE INSIGHT**  
REALTY  
REAL ESTATE ADVISORY GROUP

[valueinsightrealty.com](http://valueinsightrealty.com)

# 4961 King Street East Beamsville



## PROPERTY HIGHLIGHTS

- Prime retail unit located in Beamsville Town Centre, a grocery-anchored plaza with high daily foot traffic
- Excellent exposure and signage opportunities
- Ample surface parking and underground parking available
- Join a strong tenant mix including: CIBC, Subway, Niagara Dance, Paulmac's Pets, First Choice Haircutters, dentist, sushi restaurant, tanning salon, dry cleaners and more
- Centrally located with easy access to the QEW and nearby growing residential communities
- General Commercial zoning permits a wide range of uses. Ideal for a variety of retail, food, service, or medical uses
- Perfect for national or local retailers looking to establish or expand their presence in the Niagara region

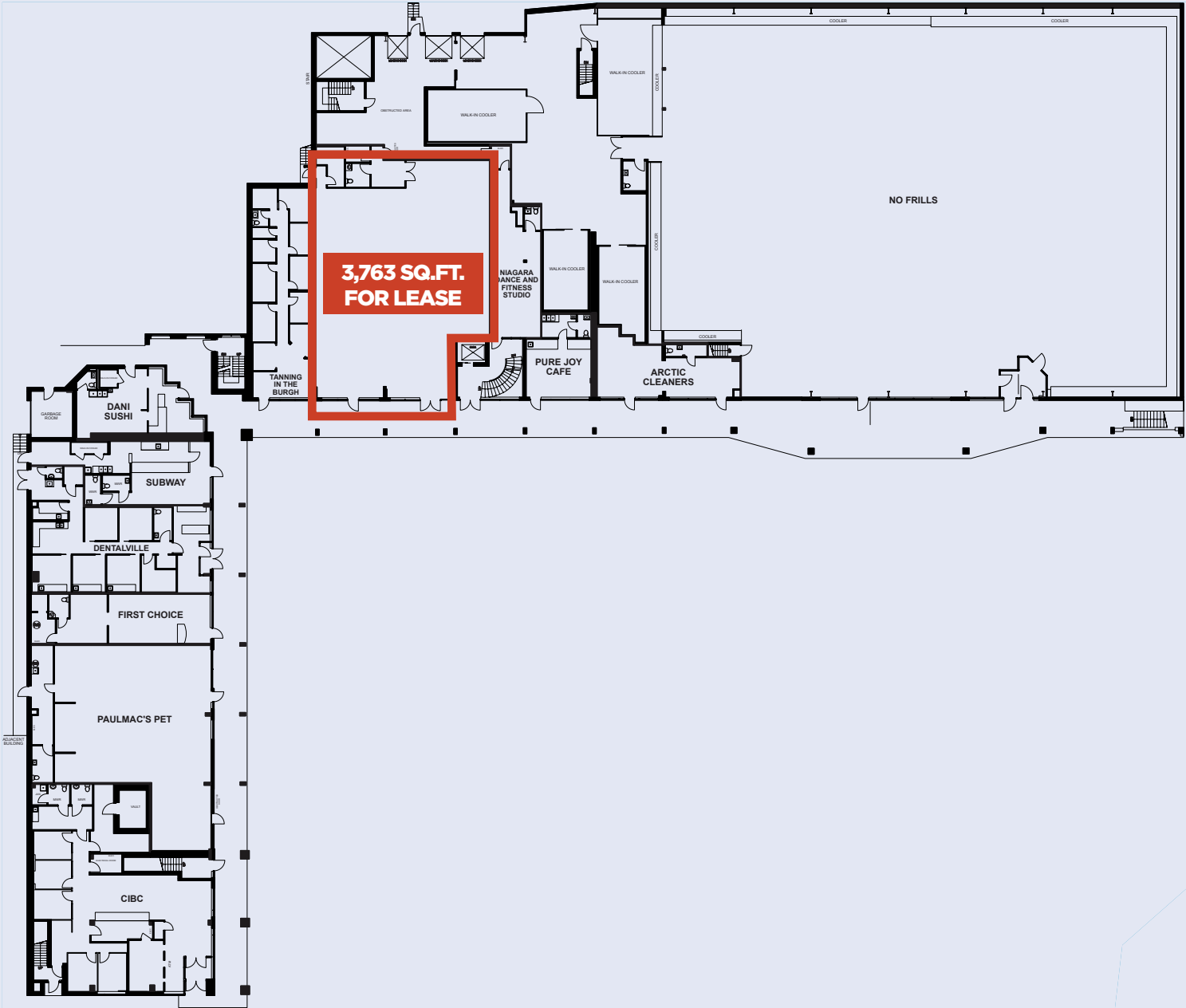
## PROPERTY DETAILS

Type:	<b>For lease</b>
Size:	<b>3,763 sq.ft.</b>
Rent:	<b>\$38/sq.ft.</b>
TMI:	<b>\$11.50/sq.ft.</b>
Availability:	<b>October 2025</b>

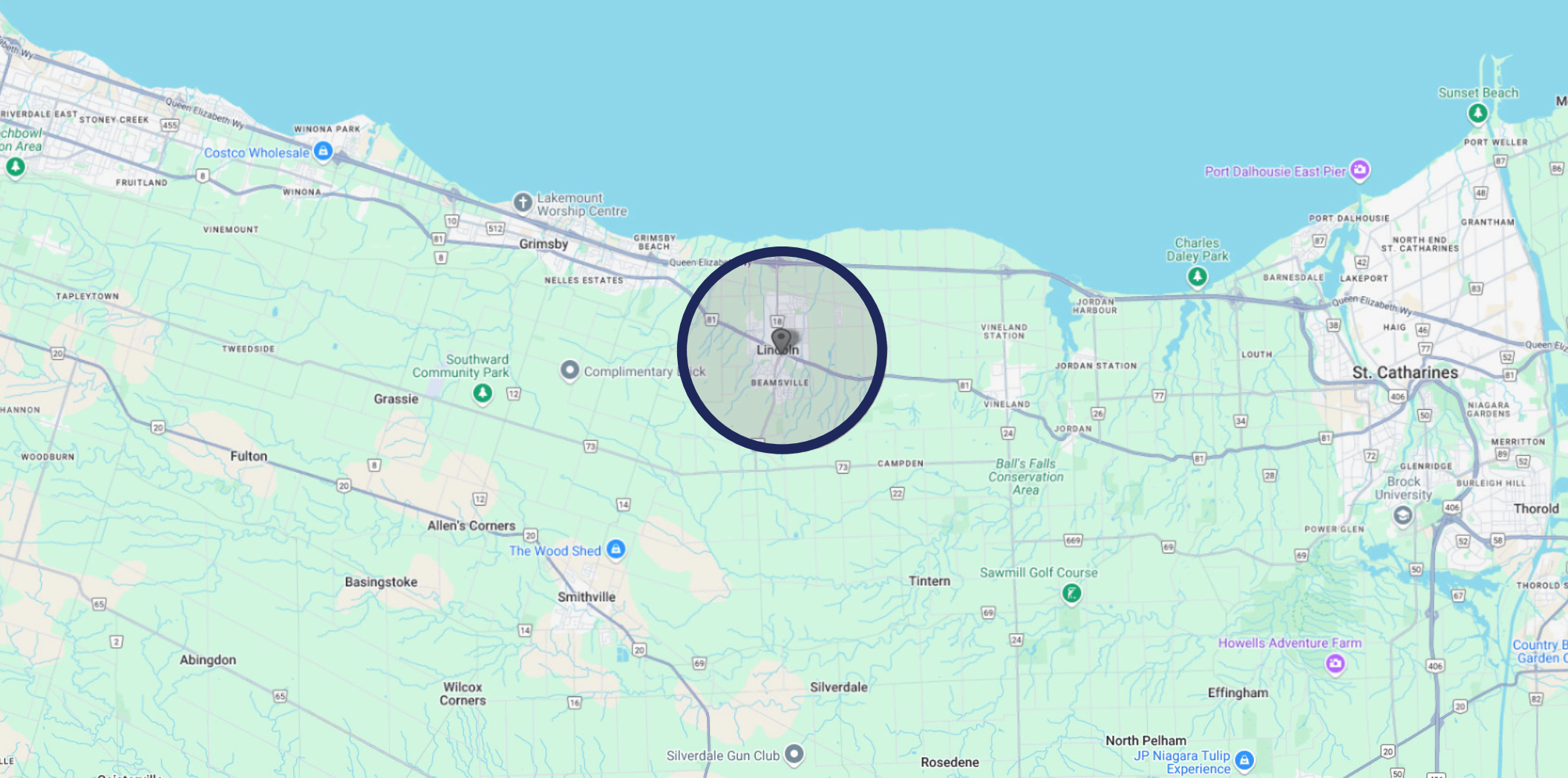




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## AREA DEMOGRAPHICS

*Within 3km radius of property*



POPULATION  
**17,078**



AVERAGE INCOME  
**\$128,277\***

*\* Annually per household*



MEDIAN AGE  
**40.6**





**LANDLORD & DEVELOPER SERVICES:**

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