

# Henley Square Shopping Centre - St. Catharines



ST. CATHARINES

## Immaculate Retail Plaza Units For Lease

Great location for medical offices and or clinics. Large units with display windows. Excellent visibility from the QEW. Pylon Signage available.

# \$14.00 PSF

TMI - \$11.48



Schedule a Tour Today:

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FOR LEASE 395-397 Ontario St. // St. Catharines // ON



VIEW ONLINE [collierscanada.com/21076](http://collierscanada.com/21076)



# Professionally Maintained Retail Plaza in North St. Catharines.

Excellent location in the north end of St. Catharines on Ontario St. at the west end of the commercial corridor just off of the QEW.

## 4.83 ACRES

**Subject Site**



Fully Accessible



HWY QEW



Public Transit



Niagara Pop. 2016  
447,888



Niagara Median Household Income  
\$68,410

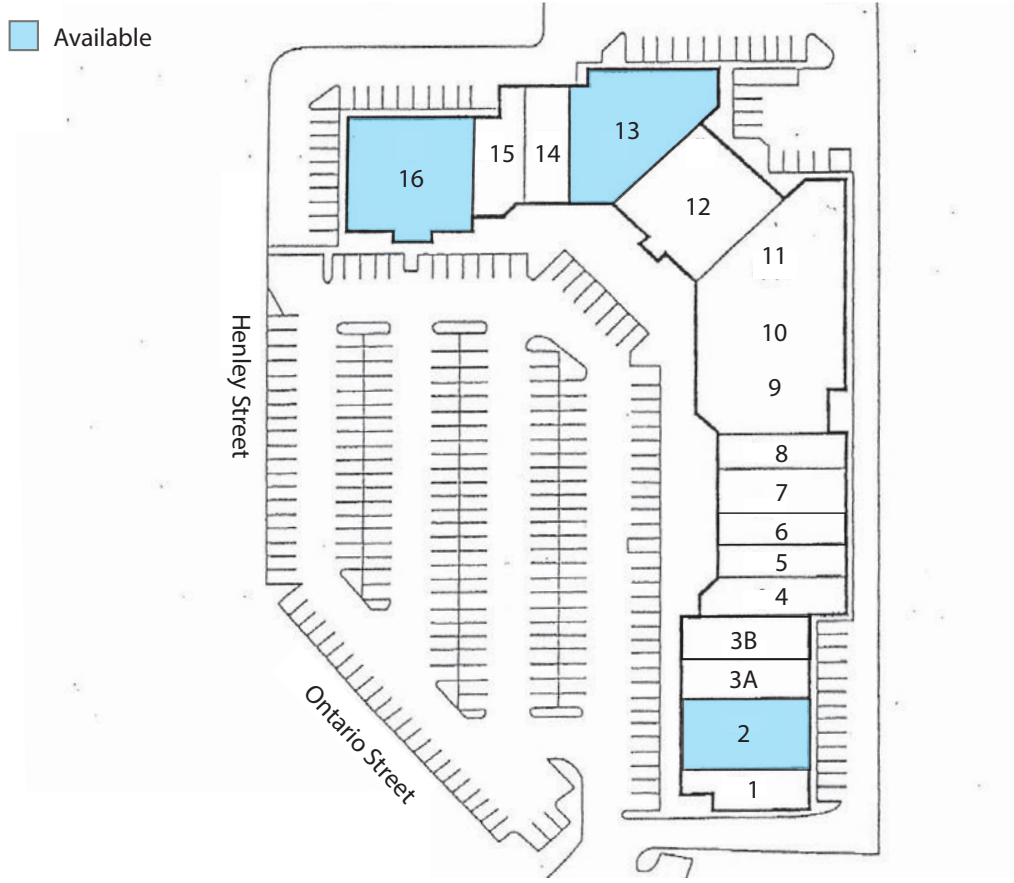


Niagara Region Post Secondary Diploma or Degree 169,170



**Subject Site**





**RENT**

Net Rent	\$14.00/SF
TMI	\$11.48/SF
Term	5 YR +

**UNIT SPECIFICATIONS**

Unit 2	3665 SF (Demising Potential)
Unit 13	7073 SF
UNit 16	6442 SF
Wheelchair Accessible	Yes

**THE BUILDING**

Wheelchair accessible. Immaculately maintained building with an excellent professional Tenant mix.

**THE AREA**

In the north end of St. Catharine's just off of the QEW. Close proximity to the commercial corridor on Ontario St. and surrounded by residential.

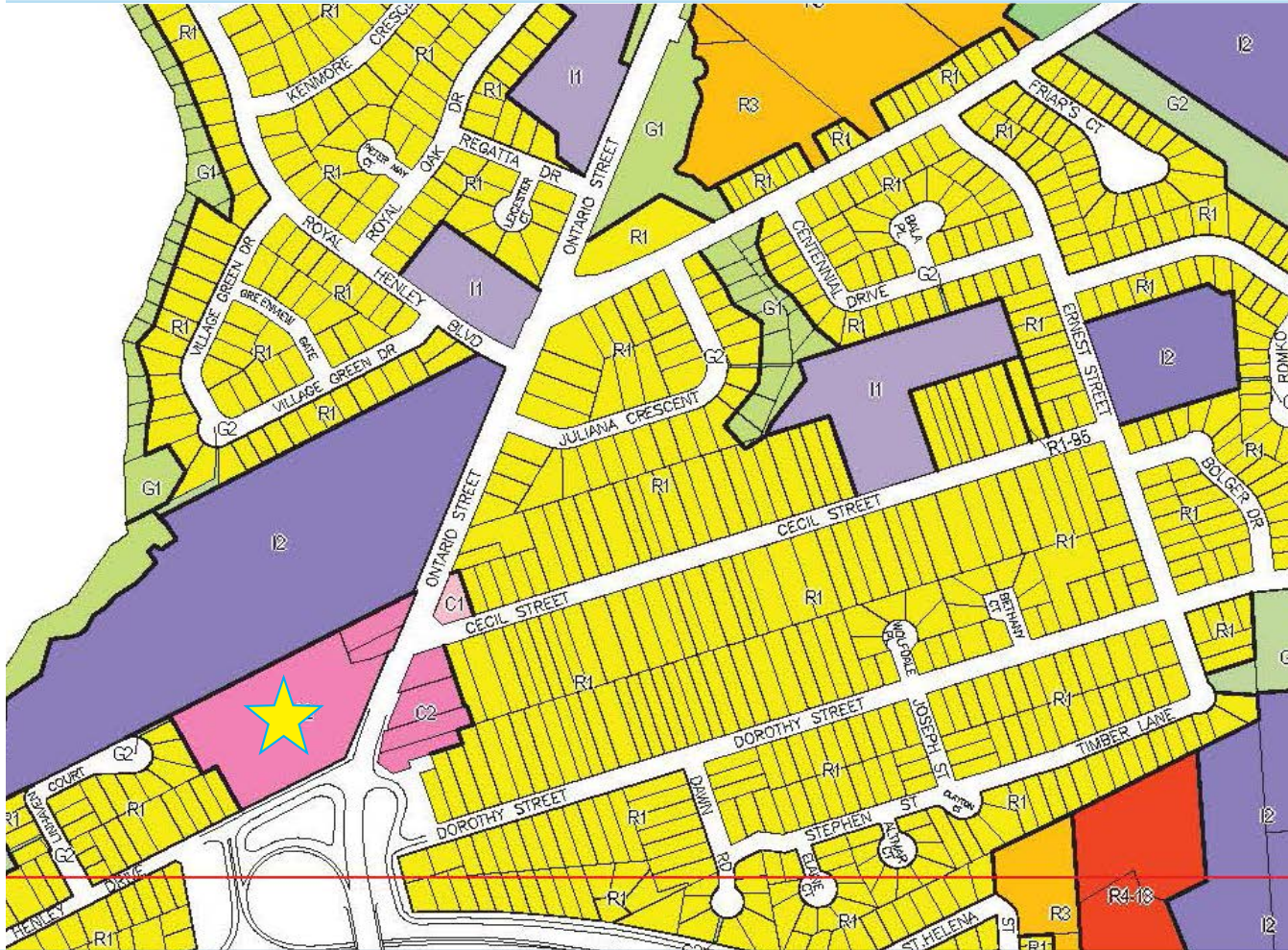
**THE UNITS**

Large units with display windows. Demising potential.

**\$14.00 PSF**  
TMI - \$11.48



CLOCKWISE FROM TOP LEFT: Pylon Sign // MNP // Angel's // Empire Grocery // The Lemon Tree



**Permitted Uses**

USES	Zones					
	C1	C2	C3	C4	C5	C6
Animal Care Establishment	C1	C2	C3	C4	C5	C6
Apartment Building		C2 <sup>(b)</sup>		C4 <sup>(b)</sup>	C5	C6 <sup>(a)</sup>
Car Wash		C2	C3	C4		
Commercial Parking Structure		C2 <sup>(b)</sup>	C3	C4 <sup>(b)</sup>	C5 <sup>(a)</sup>	C6 <sup>(a)</sup>
Cultural Facility	C1	C2 <sup>(b)</sup>	C3	C4 <sup>(b)</sup>	C5	C6
Day Care	C1	C2	C3	C4	C5	C6
Apartment Dwelling Unit(s)	C1 <sup>(a)</sup>	C2 <sup>(a)</sup>		C4 <sup>(a)</sup>	C5	C6 <sup>(a)</sup>
Emergency Service Facility		C2	C3	C4 <sup>(b)</sup>	C5	C6
Hospital					C5	
Hotel / Motel			C3	C4 <sup>(b)</sup>	C5	C6
Long Term Care Facility					C5	
Major Transit Station					C5	
Motor Vehicle Gas Station	C1 <sup>(c)</sup>	C2 <sup>(c)</sup>	C3	C4 <sup>(c)</sup>		
Motor Vehicle Repair Garage		C2 <sup>(c)</sup>	C3	C4 <sup>(c)</sup>		
Motor Vehicle Sales / Rental Service Centre			C3			
Nightclub			C3	C4	C5	C6
Office	C1	C2 <sup>(b)</sup>	C3 <sup>(e)</sup>	C4 <sup>(b)</sup>	C5	C6
Place of Assembly / Banquet Hall		C2 <sup>(b)</sup>	C3	C4 <sup>(b)</sup>	C5	C6
Place of Worship	C1	C2 <sup>(b)</sup>	C3	C4 <sup>(b)</sup>	C5	C6
Recreation Facility, Indoor	C1	C2	C3	C4	C5	C6
Restaurant	C1	C2	C3	C4	C5	C6
Retail Store	C1	C2	C3	C4	C5 <sup>(f)</sup>	C6 <sup>(f)</sup>
Service Commercial	C1	C2	C3	C4	C5 <sup>(f)</sup>	C6 <sup>(f)</sup>
Social Service Facility	C1	C2 <sup>(b)</sup>	C3	C4 <sup>(b)</sup>	C5	C6
Theatre		C2 <sup>(b)</sup>	C3	C4 <sup>(b)</sup>	C5	C6
University / College		C2 <sup>(b)</sup>	C3	C4 <sup>(b)</sup>	C5	C6

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