



For Lease | 450 Garrison Road, Fort Erie | ON

International Gateway Centre

Asking Price:

\$7.50 - \$17.50
PSF NET

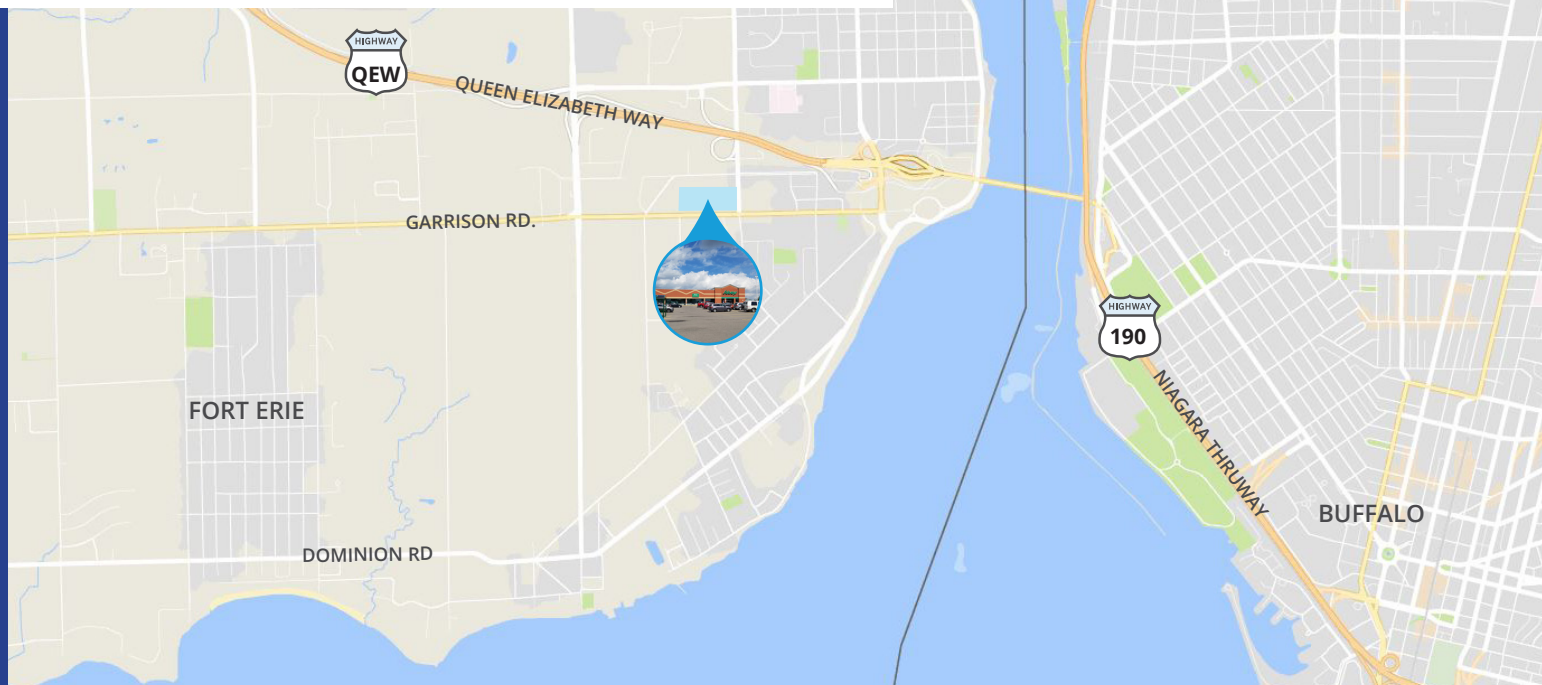
1,438 - 2,670 SF Available

Colliers International is pleased to present opportunities for lease at the International Gateway Centre located at the intersection of Garrison Road and Concession Road. This community shopping centre is approximately 93,000 sq.ft. and is anchored by Sobeys, Shoppers Drug Mart, Bulk Barn, Dollarama, TD Bank and Meridian Credit Union.



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Property Overview



INTERNATIONAL GATEWAY CENTRE HIGHLIGHTS

- Join Sobeys, Shoppers Drug Mart, Bulk Barn, Dollarama, TD Bank, the Meridian Credit Union, and many other shops and services
- Excellent exposure from Garrison Road, the main commercial strip in Fort Erie
- Signage opportunities
- 93,000 SF strip retail centre situated on 15.37 acres
- High U.S. traffic volume due to border proximity
- 537 surface parking stalls
- BOMA BEST Certified

Total Population (2016)



1 KM: 2,369
3 KM: 11,171
5 KM: 16,074

Average Household Income (2016)



1 KM: \$75,595
3 KM: \$68,126
5 KM: \$71,754

Number of Households (2016)

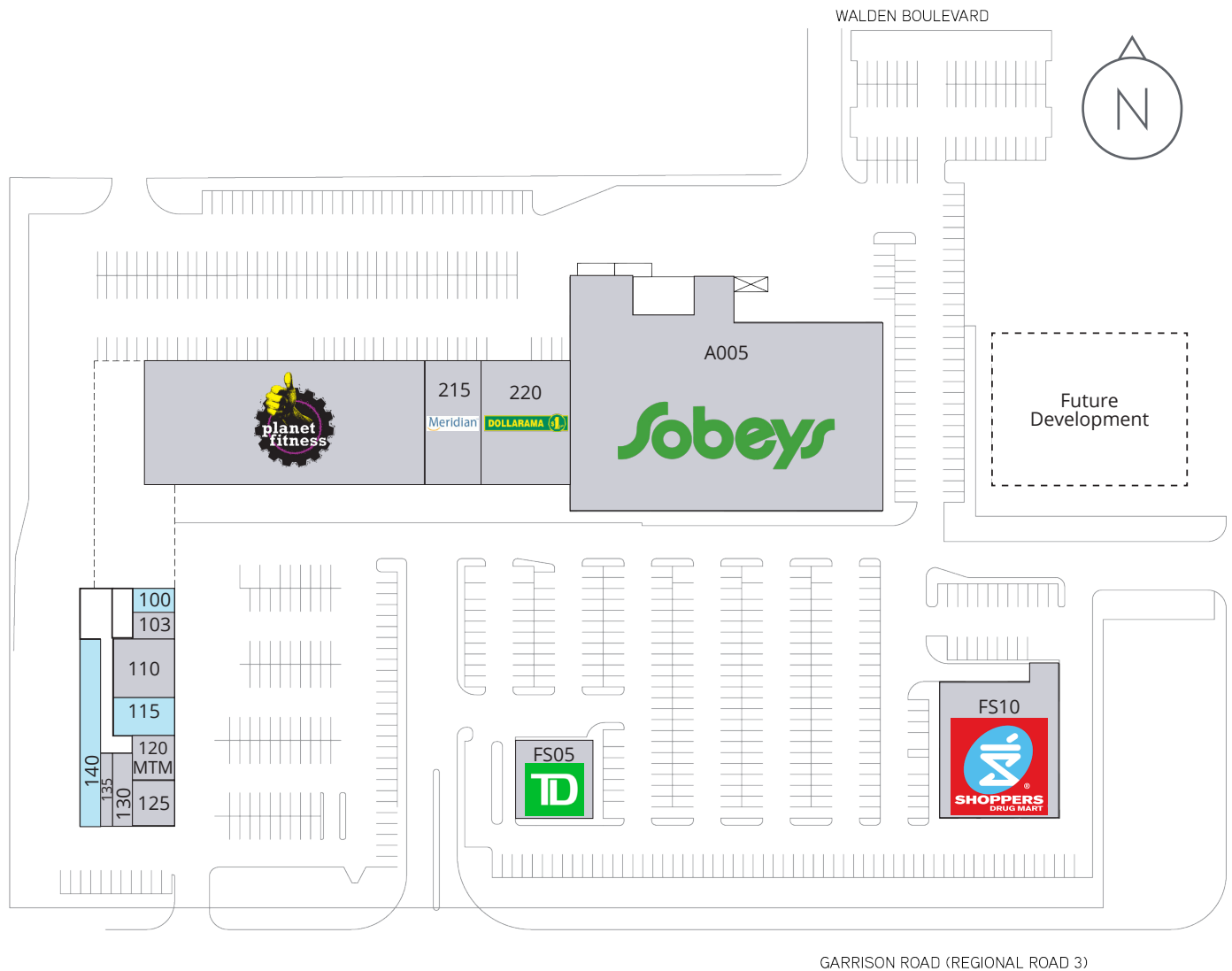


1 KM: 912
3 KM: 4,729
5 KM: 6,749

Available Space

Unit	Area	Net Rent	Additional Rent (2021)	Ceiling Height
100	1,438 SF	\$7.50-\$17.50	\$9.41	9' 9"
115	1,780 SF	\$7.50-\$17.50	\$9.41	9' 9"
140	2,670 SF	\$7.50-\$17.50	\$9.41	9' 2"

*Under Contract



Site Plan

Occupied

Available

450 Garrison Road | For Lease

Property Gallery



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*Sales Representative **Broker

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