



THOROLD, ONTARIO

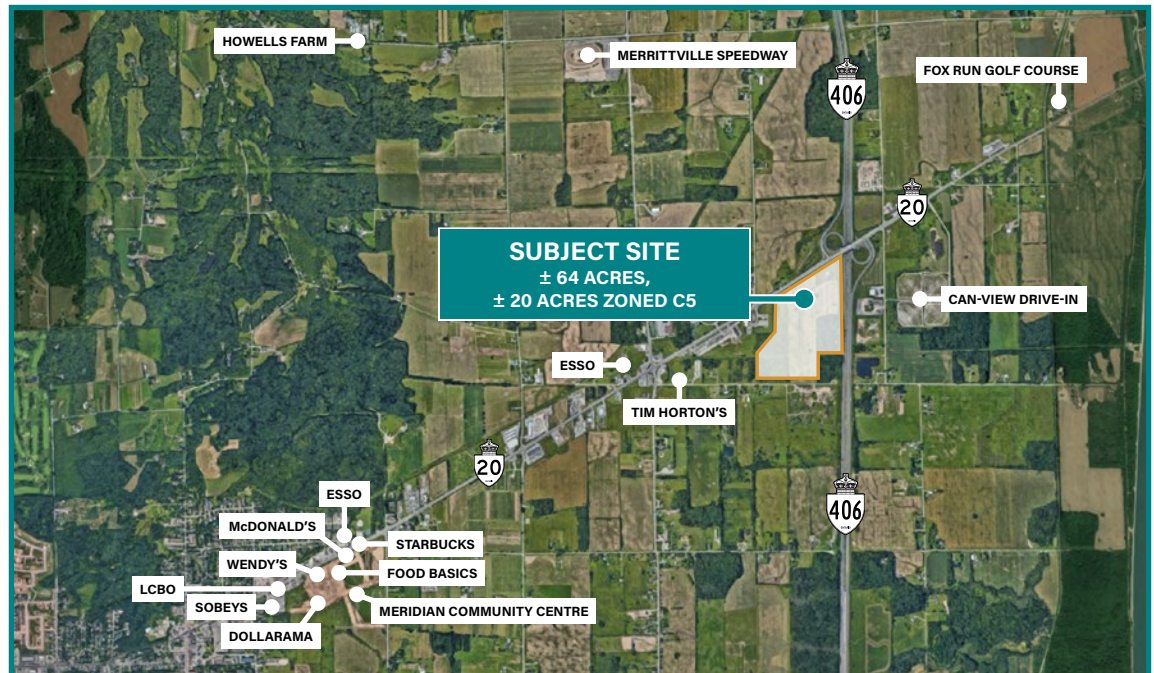
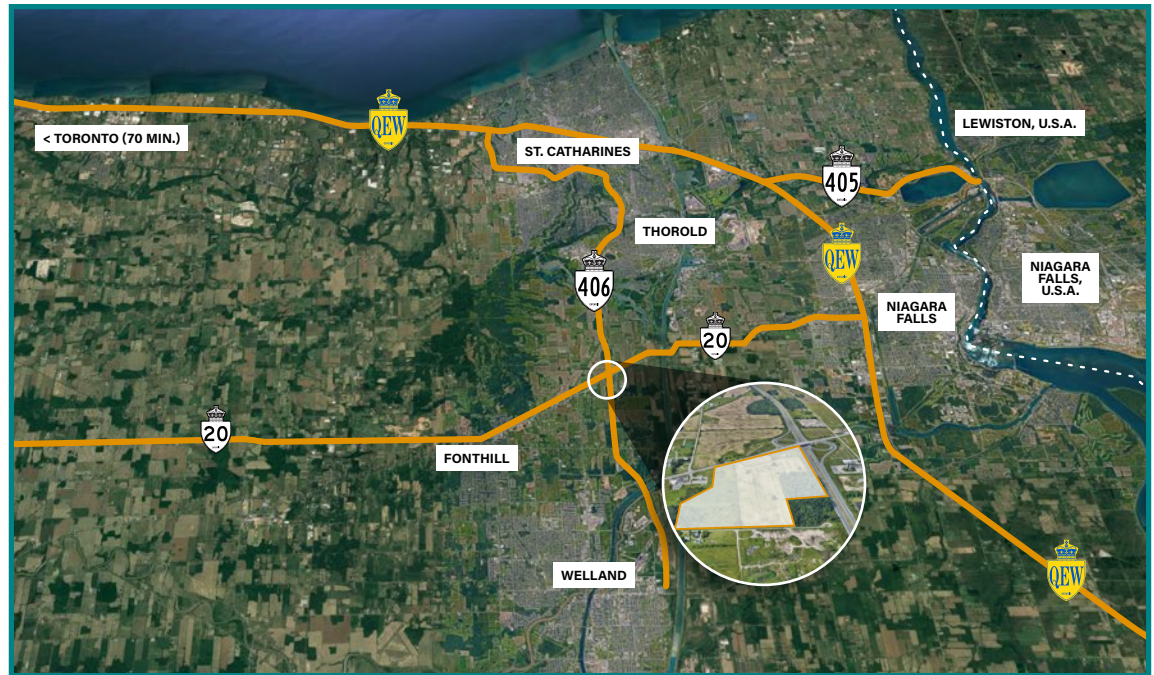
BUILD TO SUIT OPPORTUNITY FOR LEASE

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Location

- Excellent development opportunity
- Located on high traffic corridor HWY 20
- Excellent HWY 406 exposure
- Pad Site opportunities
- Large box store opportunities
- Minutes from Fonthill, Welland, St. Catharines and Niagara Falls
- Many new residential developments bringing thousands of new homes to the area
- Residential development map on following page



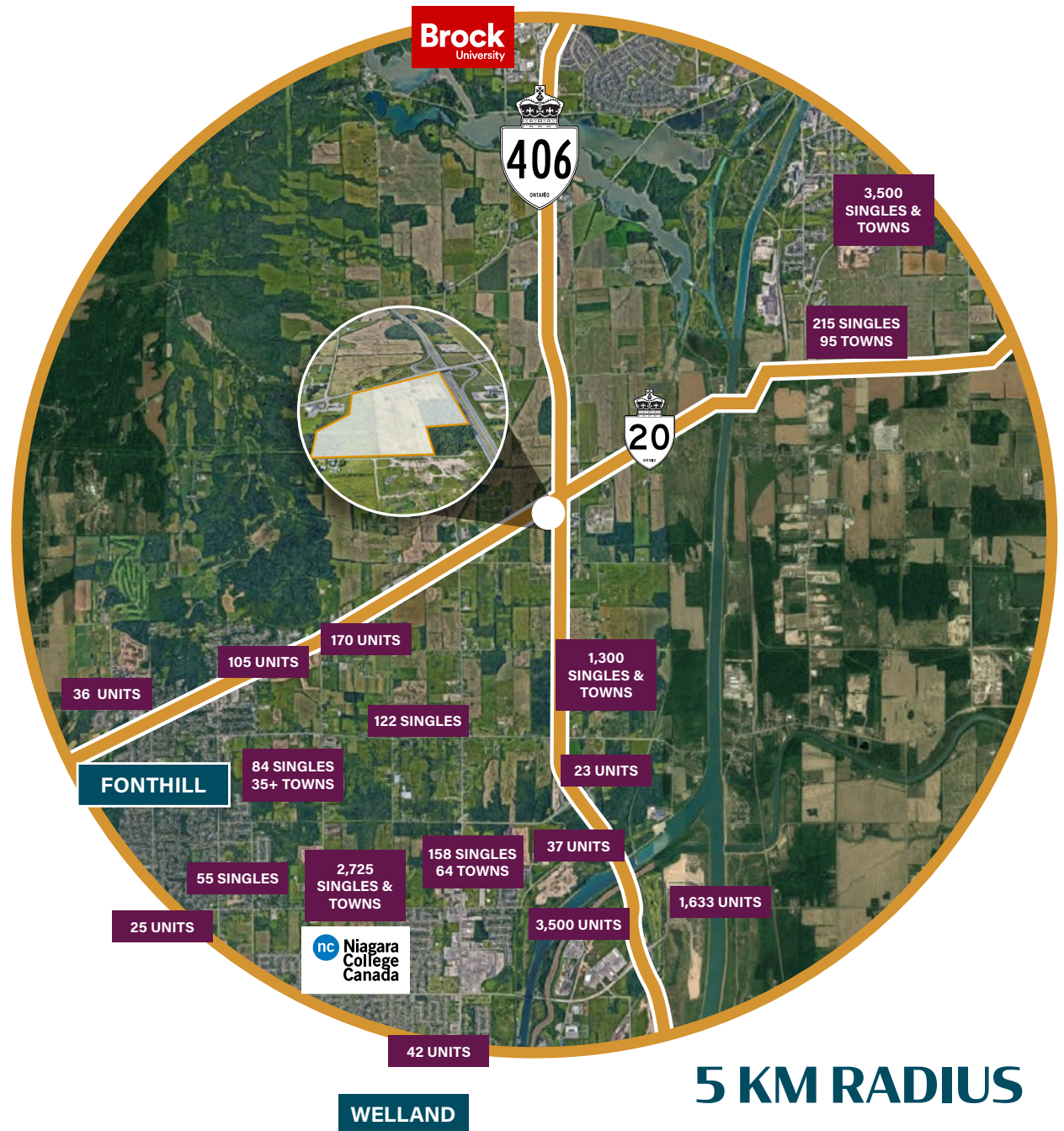
New Residential Developments

Thousands of homes are being built within a 5 km radius and growing.

The Property is equidistant from Brock University and the Welland Niagara College Campus as well as the many new residential developments in the area.



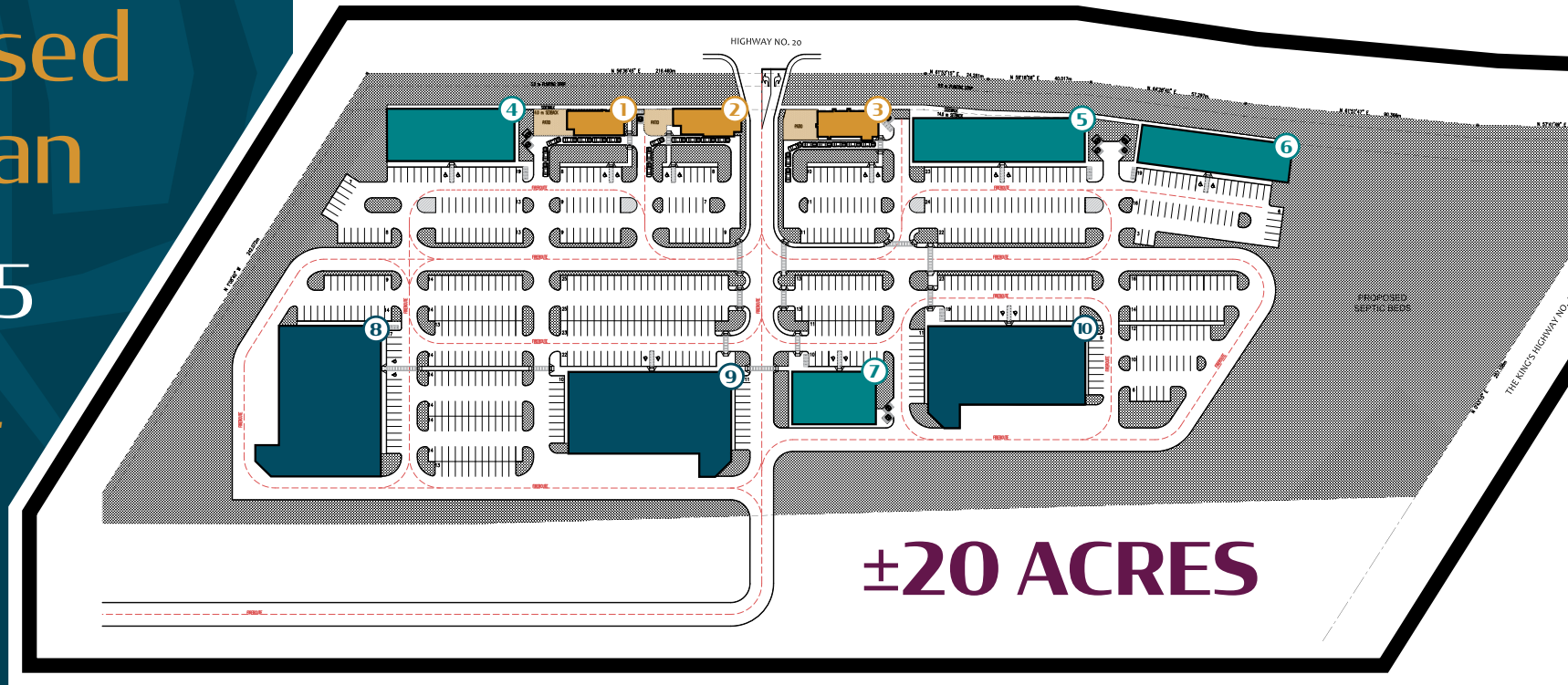
DEERFIELD
BROKERAGE



Proposed Site Plan

Zoned C5

**HIGHWAY
COMMERCIAL**



±20 ACRES

USAGE

- ① PROPOSED RESTAURANT (1,996 SQ. FT.)
- ② PROPOSED RESTAURANT (2,595 SQ. FT.)
- ③ PROPOSED RESTAURANT (2,427 SQ. FT.)
- ④ PROPOSED STORE (10,653 SQ. FT.)
- ⑤ PROPOSED STORE (11,625 SQ. FT.)
- ⑥ PROPOSED STORE (8,873 SQ. FT.)
- ⑦ PROPOSED STORE (6,788 SQ. FT.)
- ⑧ PROPOSED STORE (25,820 SQ. FT.)
- ⑨ PROPOSED STORE (22,177 SQ. FT.)
- ⑩ PROPOSED STORE (20,554 SQ. FT.)



697
PARKING SPOTS



**RESTAURANT
OPPORTUNITIES**



**RETAIL
OPPORTUNITIES**



**GROCERY/
LARGE RETAIL
OPPORTUNITIES**



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Permitted Uses

Zoned C5

HIGHWAY COMMERCIAL



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PERMITTED USES

Auctioneering establishment
Building supply outlet
Campground
Commercial recreation facility
Convenience store
Custom workshop
Drive-in theatre
Equipment sales and rental establishment
Farm implement dealer
Farmer's market
Financial institution
Fuel storage depot
Funeral establishment
Garden centre
Light equipment/ machinery rental establishment
Motor vehicle repair shop/ garage
Motor vehicle sales and rental establishment
Motor vehicle service station
Motor vehicle washing establishment
Place of assembly/ banquet hall
Place of entertainment
Propane dispensing station
Propane exchange station
Recreation vehicle establishment
Restaurant
Self service establishment
Shopping centre
Tavern
Tent and trailer campground
Transportation terminal
Veterinary clinic
Warehouse
Wholesale establishment
Winery

ACCESSORY USES

Please refer to full Zoning By-Law



Contact

For development
opportunities

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