Prime Retail Space Available





WELLAND

Visible from the Main Commercial Thoroughfare Woodlawn Rd.

Unit 5 \$18.00/SF TMI \$6.25/SF

> Adjacent to the Seaway Mall

Schedule a Tour Today:

Greg Chew

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FOR LEASE 21 Seaway Dr. // Welland // ON

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Excellent Location

Seaway Mall Winners Burger King Bulk Barn Mr. Mikes

3 PYLON SIGNS ON SITE





1,460 SF



Niagara Pop. 2016 447,888



HWY 406



Niagara Median Household Income \$68,410



partymax.ca 905-734-6299

8

CELEBRATE GOOD TIMES

Much More

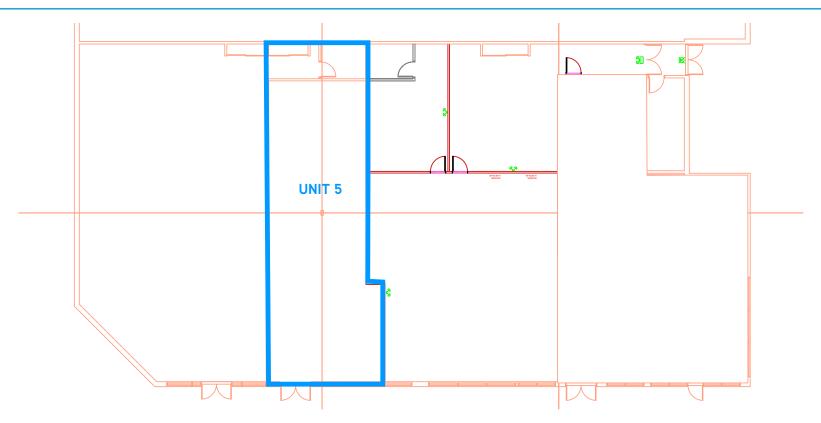
905-734-6299

Public Transit Bus



3 International Airports 1 Hour from Site





FLOOR PLAN

Unit 5

UNIT SPECIFICATIONS

+-1,460 SF

PROPERTY SPECIFICATIONS

| | Civic Address | 21 Seaway Dr. Welland ON |
|--|---------------|--|
| | Site Area | +-3.3 Acres |
| | Location | The Property is located on the north side of Woodlawn Rd. on the west side of Seaway Dr. |
| | Zoning | RS - Regional Shopping Node |
| | | |

FEATURES

- Located along the main Woodlawn Road commercial corridor at Seaway Dr.
- Close proximity to the 406
- Well maintained neighborhood shopping centre
- Large open retail spaces
- Neighbouring Tenants include Winners, Value Village, Burger King, Bulk Barn, Mr. Mikes, Seaway Mall Retail



CLOCKWISE FROM TOP LEFT: Unit 5 // Unit 5 // Value Village // Unit 5 // Unit 5 Interior

ZONING - RS - REGIONAL SHOPPING NODE



| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 | Column 6 |
|--|----------|----------|-------------|----------|----------|
| Permitted Uses | DMC | RS | CC1 | CC2 | NC |
| Accessory Uses, Buildings and Structures | * | * | * | * | * |
| Art Gallery | ~ | 1 | ~ | * | 1 |
| Assembly Hall | ~ | ~ | | | |
| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 | Column 6 |
| Permitted Uses | DMC | RS | CC1 | CC2 | NC |
| Bed and Breakfast Establishment | * | | | | * |
| Commercial | | | | | |
| Clubs, Private | | * | 1 | * | |
| Custom Workshop | ~ | ~ | × | ~ | ~ |
| Department Store | ~ | ~ | 1 | | |
| Drive-Through Establishment | | 1 | × | √(3) | √(3) |
| Educational Establishment | ~ | ~ | ~ | 1 | |
| Emergency Service | 1 | 1 | 1 | ~ | 1 |
| Financial Establishment | ~ | ~ | 1 | 1 | ~ |
| Flea Market | ~ | ~ | | | |
| Food Production | 1 | 1 | 1 | 1 | |
| Funeral Home | ~ | ~ | ~ | * | |
| Garden Centre | ~ | 1 | 1 | 1 | 1 |
| Grocery Store | ~ | ~ | 1 | ~ | |
| Health Related Retail Use | * | 1 | * | * | |
| Home and Auto Sales and Supply Establishment | | ~ | * | ~ | |
| Home Furnishing Establishment | ~ | ~ | * | 1 | |

| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 | Column 6 |
|--|--|--|---|-----------------|---|
| Permitted Uses | DMC | RS | CC1 | CC2 | NC |
| Home Improvement Establishment | 1 | * | * | * | 0 |
| Home Occupation | ~ | | | | |
| Mini Storage | | ~ | | ~ | J |
| Motor Vehicle Sales Dealership | | ~ | * | √(3) | |
| Motor Vehicle Service Station | * | * | * | √(3) | |
| Motor Vehicle Repair Shop | с. | ~ | 1 | 1 | |
| Motor Vehicle Washing Establishment | | * | * | √(3) | |
| Light Equipment/ Machinery Sales, Rental and Service Establishment | | * | ¥ | * | |
| Outside Display and Sales Area | * | ~ | * | * | ~ |
| Parking Lot | ~ | 1 | ¥ . | 1 | 0 |
| Parking Structure or Garage | ~ | ~ | | | |
| Pet Care Establishment | ~ | * | * | 1 | ~ |
| Pet Shop | ~ | ~ | 1 | ~ | 1 |
| Place of Entertainment | * | 1 | * | 1 | |
| Repair Shop | ~ | * | | 1 | |
| | | | | | |
| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 | Column 6 |
| Column 1 Permitted Uses | Column 2 DMC | Column 3 RS | | Column 5 CC2 | Column 6 |
| 2000-000 N | | | 4 | | |
| Permitted Uses Research and Development | DMC | RS | 4 CC1 | | |
| Permitted Uses Research and Development Establishment | DMC ✓ | RS V | 4 CC1 ✓ | CC2 | NC |
| Permitted Uses Research and Development Establishment Restaurant Retail Centre | DMC ✓ ✓(2) | RS ✓ | 4 CC1 ✓ | CC2 | NC |
| Permitted Uses Research and Development Establishment Restaurant Retail Centre Retail Establishment | DMC ✓ ✓(2) ✓ | RS ✓ ✓ ✓ | 4 CC1 ✓ ✓ | CC2 | NC × |
| Permitted Uses Research and Development Establishment Restaurant Restaurant Retail Centre Retail Establishment Sample or Showroom | DMC ✓ ✓(2) ✓ | RS ✓ ✓ ✓ ✓ ✓ | 4 CC1 ✓ ✓ ✓ ✓ | CC2 | NC × |
| Permitted Uses Research and Development Establishment Restaurant | DMC ✓ ✓(2) ✓ ✓ ✓ | | 4 CC1 ✓ ✓ ✓ ✓ ✓ ✓ | CC2 | NC * |
| Permitted Uses Research and Development Establishment Restaurant Retail Centre Retail Establishment Sample or Showroom School, Commercial Seasonal Outdoor | DMC ~ (2) ~ ~ ~ ~ | RS ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | 4 CC1 V V V V V | CC2 | × √ |
| Permitted Uses Research and Development Establishment Restaurant Retail Centre Retail Establishment Sample or Showroom School, Commercial Seasonal Outdoor Use | DMC ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | RS ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | 4 CC1 V V V V V V V V | CC2 | NC ~ ~ ~ ~ |
| Permitted Uses Research and Development Establishment Restaurant Retail Centre Retail Establishment Sample or Showroom School, Commercial Seasonal Outdoor Use Service Commercial Establishment Supermarket | DMC ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | RS ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | 4 CC1 ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | CC2 | NC ~ ~ ~ ~ |
| Permitted Uses Research and Development Establishment Retail Centre Retail Establishment Sample or Showroom School, Commercial Seasonal Outdoor Use Service Commercial Establishment Supermarket Veterinary Clinic | DMC ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | × |
| Permitted Uses Research and Development Establishment Retail Centre Retail Establishment Sample or Showroom School, Commercial Sample or Showroom School, Commercial Service Commercial Establishment Supermarket Veterinary Clinic | DMC ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | × |
| Permitted Uses Research and Development Establishment Retail Centre Retail Establishment Sample or Showroom School, Commercial Sample or Showroom School, Commercial Seasonal Outdoor Use Service Commercial Establishment Supermarket Veterinary Clinic Hospitality Hotel | DMC × ×(2) × × × × × × × × × × × × × × × × | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | × |
| Permitted Uses Research and Development Establishment Retail Centre Retail Establishment Sample or Showroom School, Commercial Seasonal Outdoor Use Service Commercial Establishment Supermarket Veterinary Clinic Hospitality Hotel | DMC × ×(2) × × × × × × × × × × × × × × × × | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | × |
| Permitted Uses Research and Development Establishment Retail Centre Retail Establishment Sample or Showroom School, Commercial Seasonal Outdoor Use Service Commercial Establishment Supermarket Veterinary Clinic Hospitality Hotel Community | DMC × ×(2) × × × × × × × × × × × × × × × × | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | × |
| Permitted Uses Research and Development Establishment Retail Centre Retail Establishment School, Commercial School, Commercial School, Commercial Service Commercial Seasonal Outdoor Use Service Commercial Supermarket Veterinary Clinic Hospitality Hotel Motel Community Art Gallery | DMC × | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | NC ~ ~ ~ ~ ~ ~ |
| Permitted Uses Research and Development Establishment Retail Centre Retail Establishment Sample or Showroom School, Commercial Sasonal Outdoor Use Service Commercial Sestablishment Supermarket Veterinary Clinic Hospitality Hotel Community | DMC × ×(2) × | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | NC ~ ~ ~ ~ ~ ~ ~ |
| Permitted Uses Research and Development Establishment Retail Centre Retail Establishment Sample or Showroom School, Commercial Sample or Showroom School, Commercial Service Commercial Sesasonal Outdoor Use Service Commercial Setablishment Supermarket Veterinary Clinic Hospitality Hotel Community Art Gallery Community Centre | DMC × ×(2) × | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | NC * * * * * * * * * * * * * * * * * * * |
| Permitted Uses Research and Development Establishment Retail Centre Retail Centre Retail Establishment School, Commercial School, Commercial School, Commercial Service Commercial Establishment Supermarket Veterinary Clinic Hospitality Hotel Motel Community Community Centre Community Garden | DMC × ×(2) × | RS ✓ | 4 CC1 V V V V V V V V V V V V V | CC2 | NC * * * * * * * * * * * * * * * * * * * |

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| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 | Column 6 |
|--|---|----------------|-------------------------|---------------------------|----------|
| Permitted Uses | DMC | RS | CC1 | CC2 | NC |
| Museum | ~ | ~ | 1 | 1 | 1 |
| Place of Worship | ~ | | | √(4) | |
| Social Services Establishment | ~ | ~ | ~ | ~ | |
| Office | | | | | |
| Medical Office or Clinic | ~ | ~ | * | | * |
| Office | ~ | ~ | ~ | ~ | ~ |
| Office, Major Use | ~ | ~ | | | |
| Survey, Engineering, Planning or Design Business | ~ | ~ | * | * | |
| Recreational | | | | | |
| Athletic/Fitness Establishment | ~ | ~ | * | ~ | |
| Park | ~ | × . | ~ | ~ | 1 |
| Recreational Establishment | ~ | ~ | ~ | ~ | |
| Residential | | | | | |
| Block Townhouse | | | | ~ | |
| Boarding or Lodging House | ~ | · | | 1 | |
| 10.000 | | | | | |
| Dwelling, Accessory Unit | 1 | | | | |
| Dwelling, Accessory | √ √(1) | | ~ | ~ | |
| Dwelling, Accessory Unit | | Column 3 | ✓ Column 4 | ✓ Column 5 | Column 6 |
| Dwelling, Accessory Unit Dwelling, Apartments | √(1) | Column 3 RS | | Column 5 CC2 | Column 6 |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted | ✓(1) Column 2 | | Column 4 CC1 | Column 5 CC2 | |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses | √(1) Column 2 DMC | | Column 4 CC1 | Column 5 CC2 | |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, | √(1) Column 2 DMC √(1) | | Column 4 CC1 | Column 5 CC2 | NC |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple | √(1) Column 2 DMC √(1) | | Column 4 CC1 | Column 5 CC2 | |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Units Above | √(1) Column 2 DMC √(1) √(1) | | Column 4 CC1 ✓ | Column 5 CC2 ✓ | NC |
| Dwelling, Accessory Unt Dwelling, Apartments Colume 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Dwelling Units Above Permitted Uses | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) | | Column 4 CC1 ✓ | Column 5 CC2 ✓ | NC |
| Dwelling, Accessory Unit Dwelling, Apartments Colume 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Dwelling Units Above Permitted Uses Emergency Shelter | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) ✓ | | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Dwelling, Multiple Dwelling, Dunits Above Permitted Uses Emergency Shelter Group Home Lona Term Care | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) ✓ | | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Dwelling, Multiple Dwelling Units Above Permitted Uses Coroup Home Long Term Care Facility Residential Care Facility | √(1) Column 2 DMC √(1) √(1) √ | | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Dwelling, Multiple Dwelling Units Above Permitted Uses Conception Conception Group Home Long Term Care Facility | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) ✓(1) ✓(1) ✓ ✓ | | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Dwelling, Multiple Dwelling Units Above Permitted Uses Coroup Home Long Term Care Facility Residential Care Facility | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) ✓(1) ✓(1) ✓ ✓ | | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) ✓(1) ✓(1) ✓ ✓ | RS | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Unit Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Group Home Caster Caster Cas | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) ✓(1) ✓(1) ✓ ✓ | RS | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Unit Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Group Home Caster Caster Cas | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) ✓(1) ✓(1) ✓ ✓ | RS | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Dwelling, Converted Dwelling, Converted Dwelling, Multiple Dwelling Units Above Permitted Uses Permitted Uses Dwelling Units Above Permitted Uses Permitted Uses Column Column Residential Care Facility Residential Care Facility Retirement Home Column Processing Establishments Warehouse Prohibited Drive-Through | ✓(1) Column 2 ✓(1) ✓(1) ✓(1) ✓(1) ✓ ✓(1) ✓ ✓ | RS | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |
| Dwelling, Accessory Unit Dwelling, Apartments Column 1 Permitted Uses Dwelling, Converted Dwelling, Multiple Dwelling, Multiple Dwelling, Multiple Dwelling, Multiple Dwelling, Multiple Permitted Uses Emergency Shelter Group Home Long Term Care Facility Group Home Colume Cher Photesing and Processing Establishments Warehouse Prohibited Drive-Through Establishments | ✓(1) Column 2 DMC ✓(1) ✓(1) ✓(1) ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ | RS | Column 4 CC1 ✓ | Column 5 CC2 ✓ ✓ | NC |



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* Sales Representative ** Broker *** Broker of Record

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