

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:

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Excellent Location

- Seaway Mall
- Winners
- Burger King
- Bulk Barn
- Mr. Mikes

3 PYLON SIGNS ON SITE

Zoning

RS - Regional Shopping Node



1,460 SF



HWY 406



Public Transit Bus



Niagara Pop. 2016
447,888

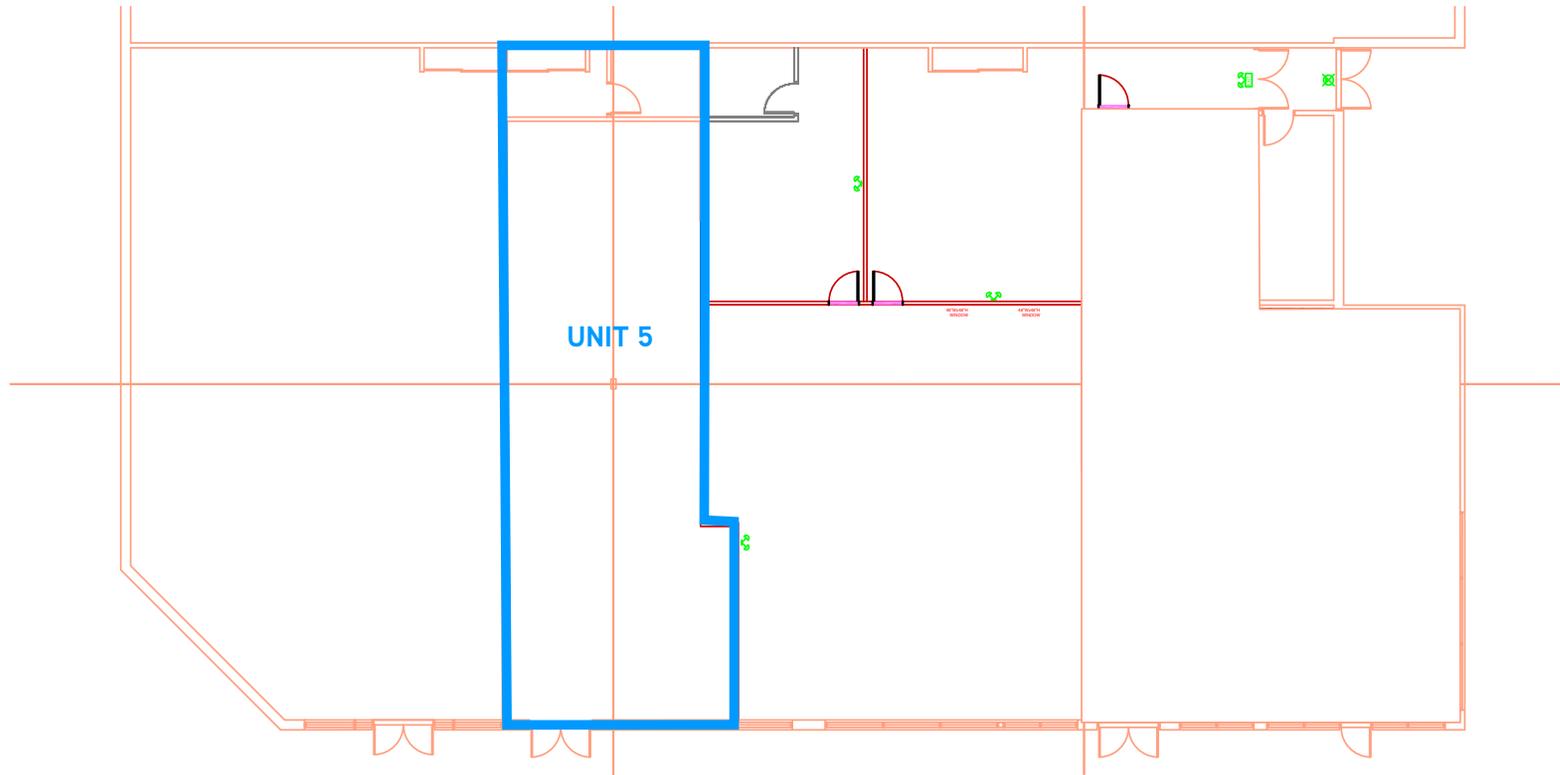


Niagara Median Household Income
\$68,410



3 International Airports 1 Hour from Site





FLOOR PLAN

UNIT SPECIFICATIONS

Unit 5	+1,460 SF
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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	✓	✓	✓	✓	✓
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		✓	✓	✓	
Custom Workshop	✓	✓	✓	✓	✓
Department Store	✓	✓	✓		
Drive-Through Establishment		✓	✓	✓(3)	✓(3)
Educational Establishment	✓	✓	✓	✓	
Emergency Service	✓	✓	✓	✓	✓
Financial Establishment	✓	✓	✓	✓	✓
Flea Market	✓	✓			
Food Production	✓	✓	✓	✓	
Funeral Home	✓	✓	✓	✓	
Garden Centre	✓	✓	✓	✓	✓
Grocery Store	✓	✓	✓	✓	
Health Related Retail Use	✓	✓	✓	✓	
Home and Auto Sales and Supply Establishment		✓	✓	✓	
Home Furnishing Establishment	✓	✓	✓	✓	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Permitted Uses	DMC	RS	CC1	CC2	NC
Home Improvement Establishment	✓	✓	✓	✓	
Home Occupation	✓				
Mini Storage		✓		✓	
Motor Vehicle Sales Dealership		✓	✓	✓(3)	
Motor Vehicle Service Station	✓	✓	✓	✓(3)	
Motor Vehicle Repair Shop		✓	✓	✓	
Motor Vehicle Washing Establishment		✓	✓	✓(3)	
Light Equipment/ Machinery Sales, Rental and Service Establishment		✓	✓	✓	
Outside Display and Sales Area	✓	✓	✓	✓	✓
Parking Lot	✓	✓	✓	✓	
Parking Structure or Garage	✓	✓			
Pet Care Establishment	✓	✓	✓	✓	✓
Pet Shop	✓	✓	✓	✓	✓
Place of Entertainment	✓	✓	✓	✓	
Repair Shop	✓	✓		✓	
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Permitted Uses	DMC	RS	CC1	CC2	NC
Research and Development Establishment	✓	✓	✓		
Restaurant	✓(2)	✓	✓	✓	✓
Retail Centre	✓	✓	✓		
Retail Establishment	✓	✓	✓	✓	✓
Sample or Showroom	✓	✓	✓	✓	
School, Commercial	✓	✓	✓	✓	✓
Seasonal Outdoor Use	✓	✓	✓	✓	✓
Service Commercial Establishment	✓	✓	✓	✓	✓
Supermarket	✓	✓	✓		
Veterinary Clinic	✓	✓	✓	✓	✓
Hospitality					
Hotel	✓	✓		✓	
Motel	✓	✓		✓	
Community					
Art Gallery	✓	✓			✓
Community Centre	✓	✓	✓	✓	✓
Community Garden	✓	✓	✓	✓	✓
Day Care Centre	✓	✓	✓	✓	✓(3)
Day Care, Home	✓				
Library	✓	✓	✓	✓	✓

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Permitted Uses	DMC	RS	CC1	CC2	NC
Museum	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓
Recreational Establishment	✓	✓	✓	✓	
Residential					
Block Townhouse				✓	
Boarding or Lodging House	✓			✓	
Dwelling, Accessory Unit	✓				
Dwelling, Apartments	✓(1)		✓	✓	
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Permitted Uses	DMC	RS	CC1	CC2	NC
Dwelling, Converted	✓(1)		✓	✓	
Dwelling, Multiple	✓(1)		✓	✓	
Dwelling,					
Dwelling Units Above Permitted Uses	✓		✓	✓	✓
Emergency Shelter	✓				
Group Home	✓(1)		✓	✓	✓
Long Term Care Facility	✓				
Residential Care Facility	✓				
Retirement Home	✓				
Other					
Fabricating and Processing Establishments		✓			
Warehouse		✓			
Prohibited					
Drive-Through Establishments	✓				
Motor Vehicle Body Shop	✓				
Motor Vehicle Repair Establishment	✓				
Open Storage	✓				

