

FOURTH AVENUE & FIRST STREET LOUTH ST. CATHARINES

Prime Retail Space

FOR LEASE



- Great commercial, retail and restaurant opportunities
- Up to 135,000 square feet available
- Land area approximately 13 acres
- Major retail node in St. Catharines
- Adjacent retailers include Wal-Mart, Canadian Tire, Real Canadian Superstore, Best Buy, The Brick, Michael's, Golf Town, LCBO and Shoppers Drug Mart
- Two signalized intersections
- Great Highway 406 visibility
- First Street Louth overpass connecting north and south St. Catharines
- Centrally located at the heart of one of the last major residential growth nodes
- Across the street from the new Niagara Health System Health Care Complex which is now under construction
- New hospital will be 970,000 square feet on a 40 acre site also at the corner of Fourth Avenue and First Street. Project cost is estimated at \$759 million and it is scheduled to be substantially complete in late summer 2012

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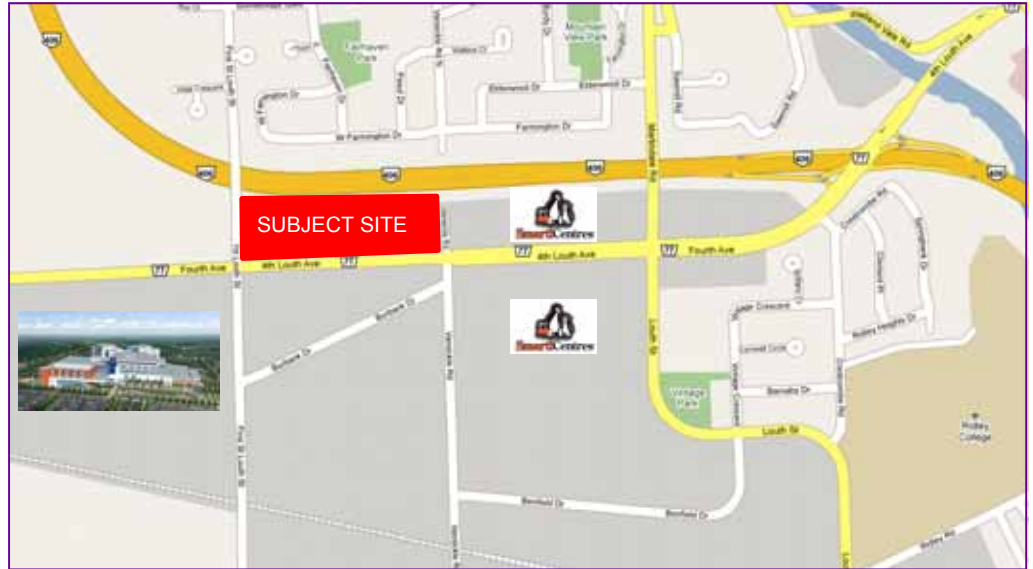


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DEMOGRAPHIC REPORT	0 - 3 KM	0 - 5 KM	0 - 7 KM	ST. CATHARINES	ONTARIO
2005 Estimated Total Population	39,934	94,108	140,111	396,438	12,579,757
2005 Estimated Total Households	17,641	40,832	59,150	160,295	4,699,938
2005 Estimated Average Household Income	\$53,374	\$55,281	\$56,587	\$59,475	\$73,877
Population Projections					
2008 projected	39,652	93,288	138,965	398,689	12,986,322
2010 projected	39,471	92,758	138,214	400,269	13,287,449
2015 projected	38,420	90,847	135,753	403,711	13,855,907
Average Household Income Projections					
2008 projected	\$58,465	\$60,499	\$61,981	\$65,322	\$82,174
2010 projected	\$62,448	64,531	\$66,147	\$69,857	\$88,592
2015 projected	\$73,219	\$75,624	\$77,562	\$82,552	\$106,250

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Preliminary concept of the new Niagara Health System Health Care Complex by Plenary Health



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