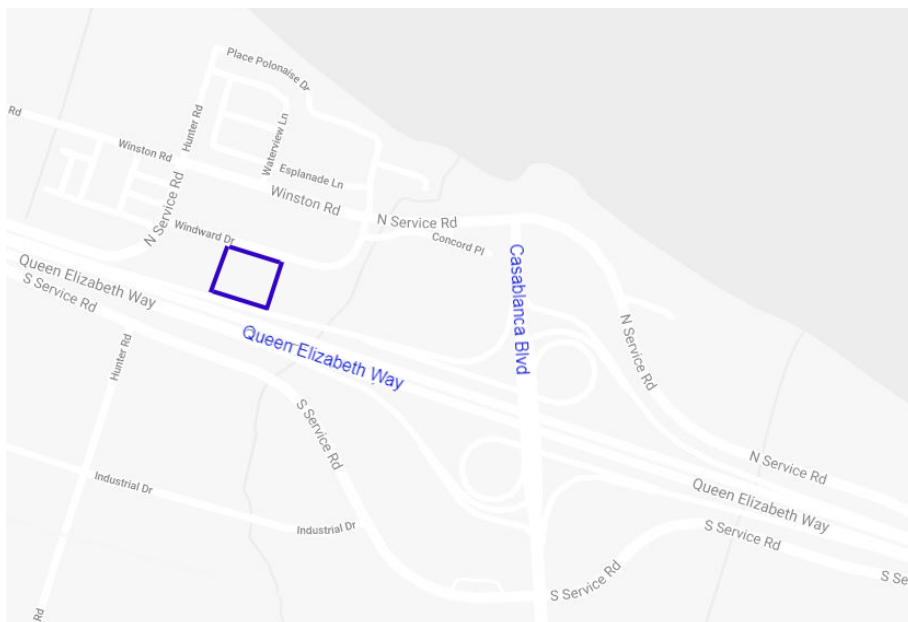


9 WINDWARD DRIVE GRIMSBY, ONTARIO

EXECUTIVE SUMMARY

- **Land Size** - 1.41 Acres (Approx) With 300ft Frontage on Q.E.W
- **Legal Description** - PART 1, Plan 30R 8421 Township of North Grimsby
- **Site** - Currently Used as a New Home Sales Center
 - In the heart of Grimsby with future growth and a high-density neighbourhood
 - Several major high rise developments are in progress, more in the planning stage
- **Official Plan** - Town of Grimsby Official Plan identifies the area as a "Major Intensification Area" as being within "Winston Road Secondary Plan Area" and designated for rapid "Mixed Use-High Density" with an "Employment" opportunity
- **Site Plan** -
 - Concept #1
 - 14,000 Sq.Ft. Retail / Showroom - Divisible
 - 6000 Sq.Ft. Mezzanine Office
 - Concept #2
 - 14,000 Sq.Ft. Retail (Main Floor)
 - 42,000 Sq.Ft. 2-3 Floor Office / Showroom
- *final size may be subject to approval by the City of Grimsby
- **Services** - all municipal services
- **Zoning** - Mixed-Use, High-Density area
 - Retail, Service Commercial, Offices, Medical, Laboratories



Proposed Development

The building will consist of 14,000 Sq.Ft. of ground retail floor space with 2nd floors of office. The site will have both ground-level parking and underground parking to meet bylaws. Other features may be possible subject to Tenant specific needs.

ADDITIONAL INFO

Lease Rate

Market rates subject to cost of developments and leasehold improvements.



ANTHONY REALE

Broker of Record

416 - 630 - 5577

anthony@realcor.net

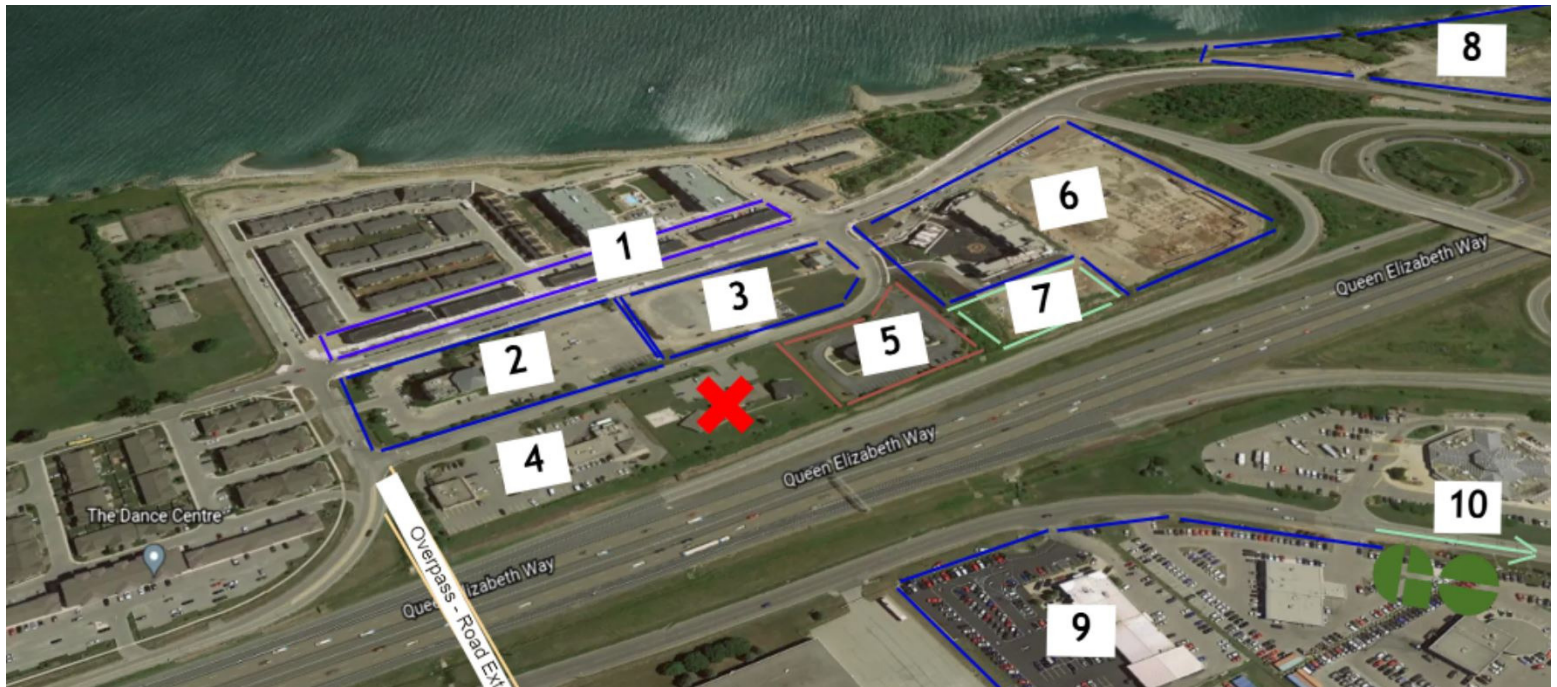
9 WINDWARD DRIVE GRIMSBY, ONTARIO

GRIMSBY PLANNED GROWTH

- Fastest Growing Municipality in the Niagara Area (7.9% Yearly)
- Median Household Income - \$92,000
- Site Located in Niagara Regions "Major Intensification Area"



150,000 Vehicles Per Day along corridor



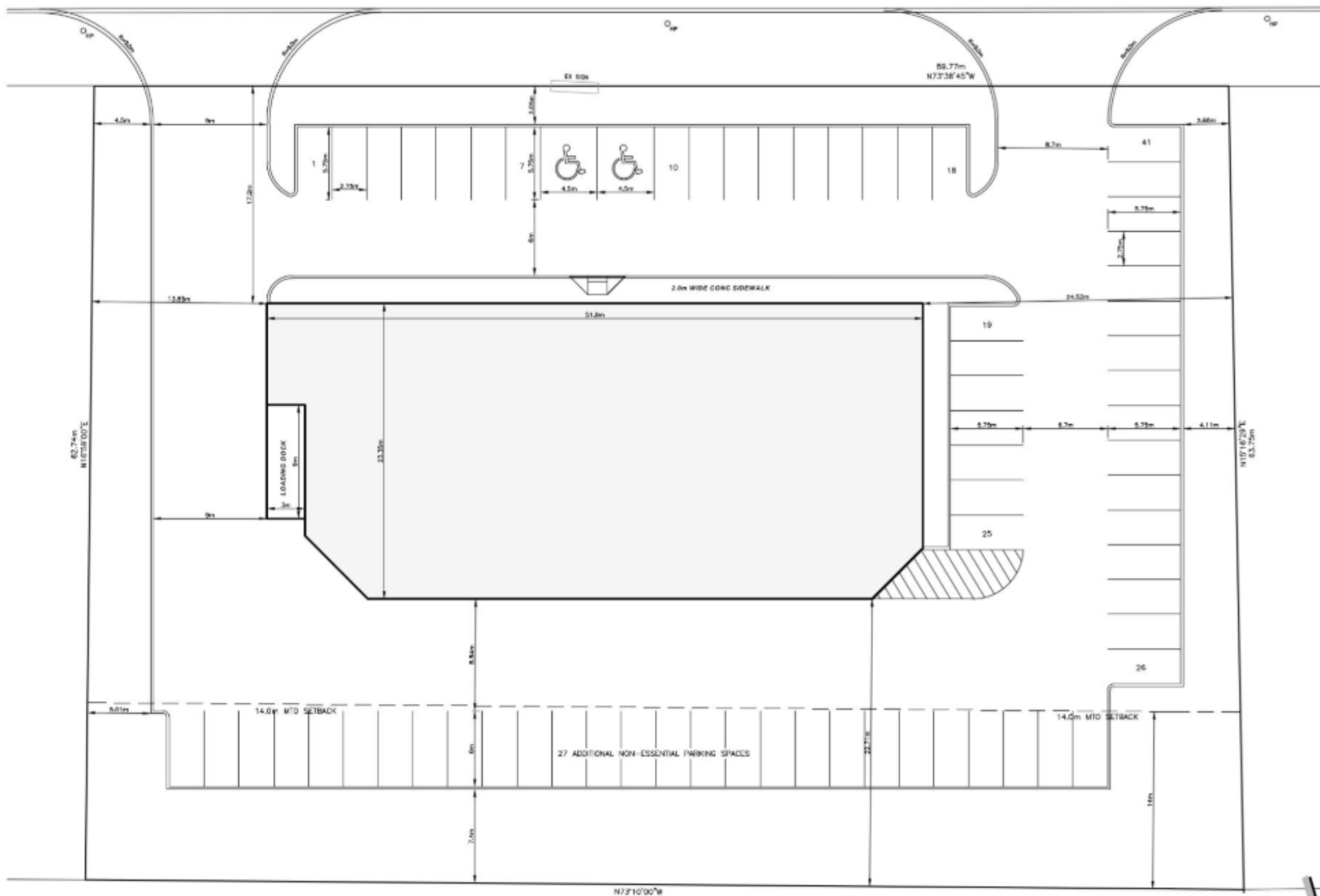
SURROUNDED BY NEW DEVELOPMENTS

1. **Esplanade Avenue Commercial District** featuring a walking promenade with boutiques, restaurants, etc
2. **Grimsby Convention Centre (Proposed)** - 420 residential units, 10 Two-Storey Townhouses, Ground Floor 922 Sq M. of retail and restaurant space overlooking park and community area. Hotel and Convention centre. Total 3 towers, 19-22 stories.
3. **Condo \ Townhouse development, (Under Construction)** 22 stories with ground floor commercial
4. **Commercial** - featuring Subway, Harvey's, Swiss Chalet and Tim Horton's.
5. **Existing Super 8 Hotel**
6. **Condo's and Townhouses (Construction Complete)** featuring 2 towers and 220+ units
7. **Office Tower**, 5 stories with anchor tenant moving in late 2021
8. **Condo's, Park Development (Proposed)** featuring 1200 units \ max height 22 stories, and development of waterfront park
9. **Auto Dealerships and Shopping Centres** - plan by the town is to re-zone to allow high-density commercial in future
10. **Grimsby Go Train** - service to commence late 2021

9 WINDWARD DRIVE GRIMSBY, ONTARIO

PROPOSED SITE PLAN

WINDWARD DRIVE



9 WINDWARD DRIVE GRIMSBY, ONTARIO

AMMENITIES NEARBY

9 Windward Drive, Grimsby, Ontario
QEW and Casablanca Blvd

