



# For Lease

## Retail Opportunity

Lakehead Landing - 905-911 Fort William Road, Thunder Bay ON

SAM  
SOVEREIGN ASSET  
MANAGEMENT

TRIVIRTUS

JLL®



# Property details

RETAIL SPACE	
BUILDING B:	14,378 SF
AVAILABLE:	1 Year from Lease Execution
NET RENT:	Contact Listing Agent
ADDITIONAL RENT:	Property Tax - \$8.46 PSF (est. 2020) CAM - \$4.91 PSF (est. 2020)



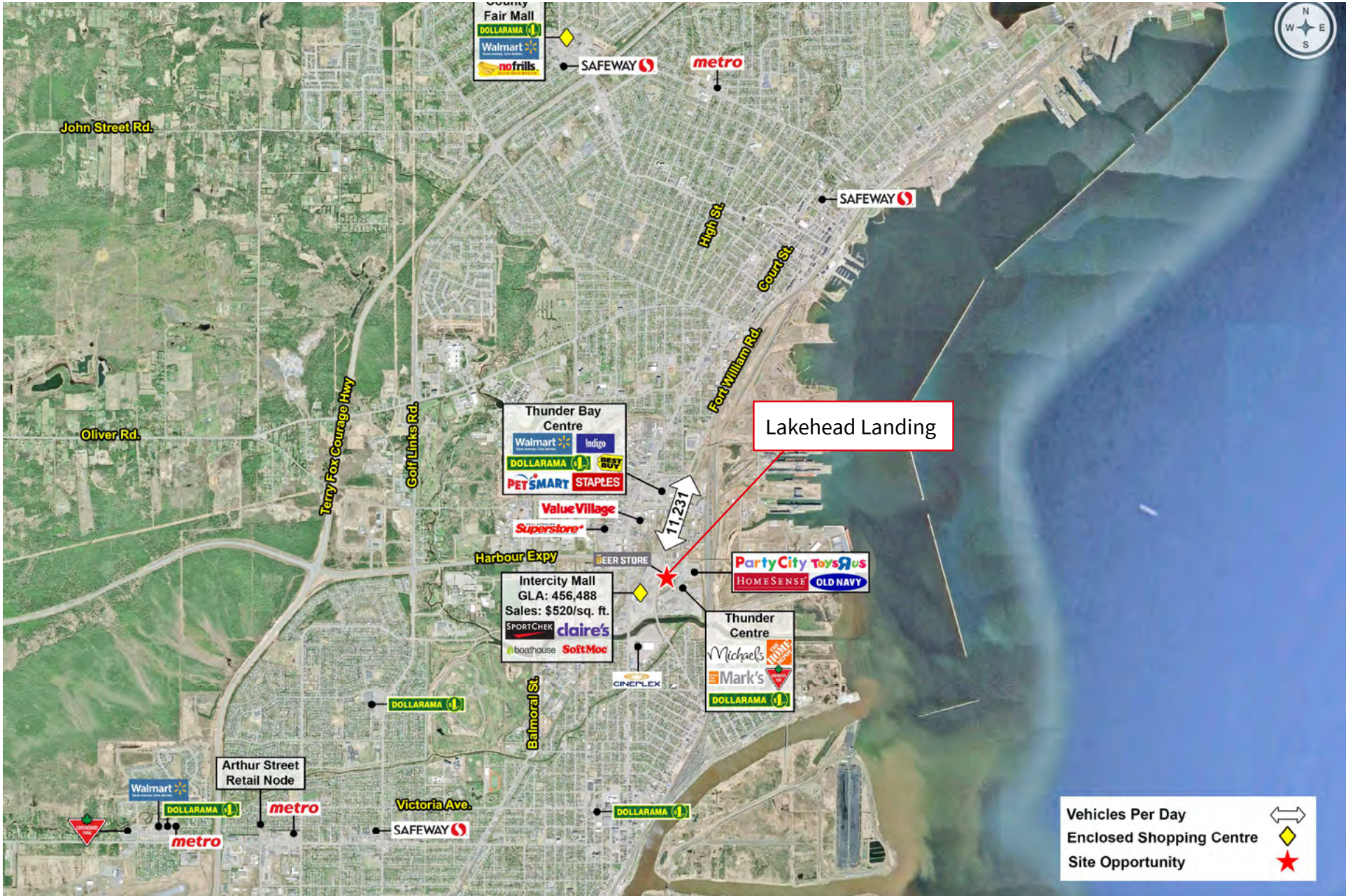
# Demographics

	3km	5km
Population	20,736	64,026
Daytime Population	38,212	78,936
Avg. Household Income	\$67,894	\$83,116
Median Age	42	43

Source: Statistics Canada, 2020



# Mid-Market Aerial



\*\*Mobile Device Traffic Count is calculated using a combination of mobile location data with machine learning to provide accurate, consistent, and always up-to-date traffic counts



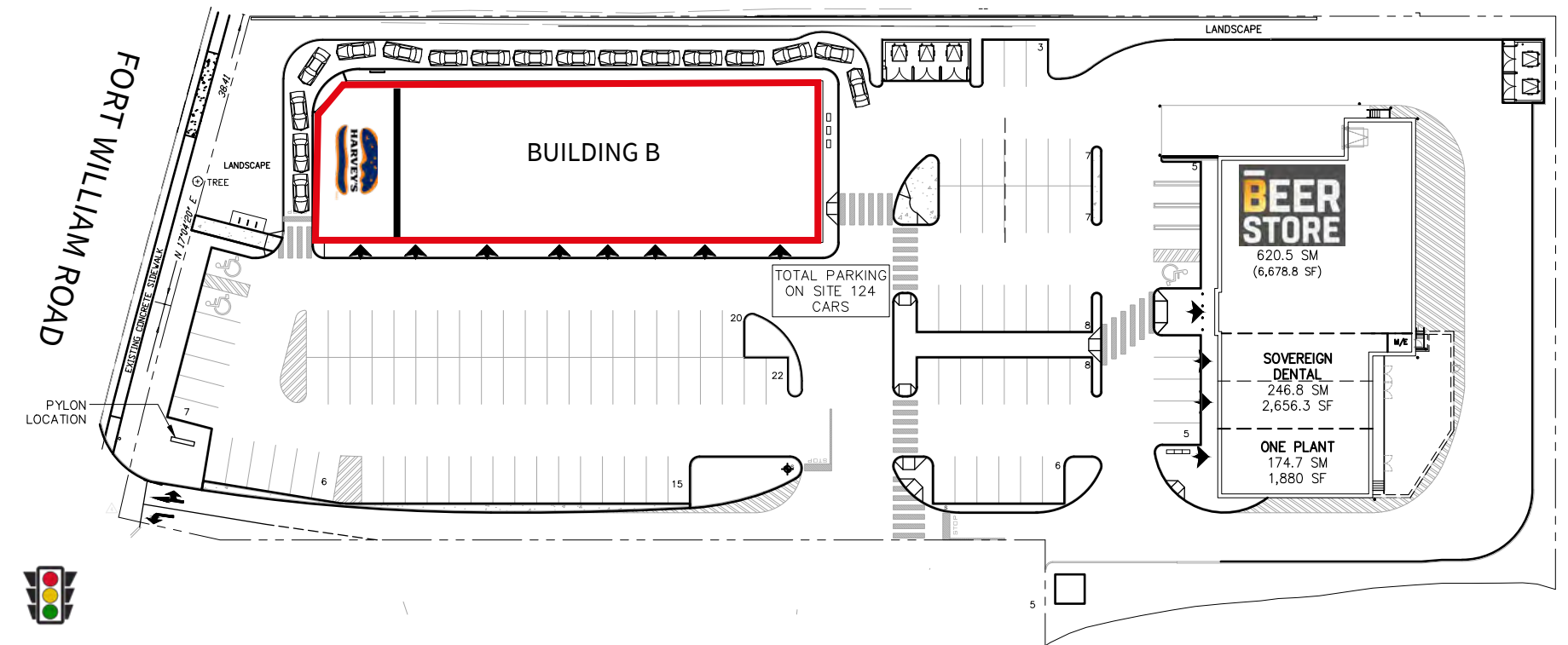
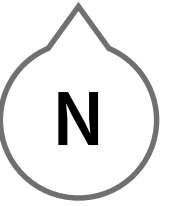
# Highlights

- Located on Fort William Road at a 4-way lighted intersection leading to Intercity Shopping Centre;
- 3.042 acre site, offering 25,701 square of new and “to be built” retail and office tenancy.
- Anchored by Beer Store, Sovereign Dental and a future Harvey’s, with Canadian Tire and the 456,430 SF Intercity Shopping Centre with 4.7M annual visitors as the shadow anchors.
- C2 zoning permits retail, financial, food, health & beauty, medical and office uses



# Site plan

Building B | 14,378 SF



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