



# SMARTCENTRES ST. CATHARINES WEST

420 VANSICKLE ROAD | ST. CATHARINES, ON



SmartCentres St. Catharines West is a Walmart-anchored retail property just off the Highway 406 exit at Fourth Avenue and Louth Street. This property features a Best Buy, the LCBO and a Dollar Tree, and is adjacent to a Canadian Tire and a Real Canadian Superstore. It is minutes from the Queen Elizabeth Way highway and the St. Catharines General Hospital.

### PROPERTY DETAILS

Total GLA:  
**631,000 sf**

Site Size:  
**66.00 acres**

Retail Node:  
**800,000 sf**

Major Intersection:  
**Highway 406 & Fourth Avenue**

### DEMOGRAPHICS

	5 KILOMETERS	10 KILOMETERS	20 KILOMETERS
Population	<b>24,094</b>	<b>276,307</b>	<b>435,356</b>
Household Income	<b>\$89,833</b>	<b>\$97,620</b>	<b>\$99,318</b>
Number of Households	<b>10,333</b>	<b>111,986</b>	<b>175,795</b>

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EXPLORE PROPERTY  
<https://smartcentres.com/property/1318>

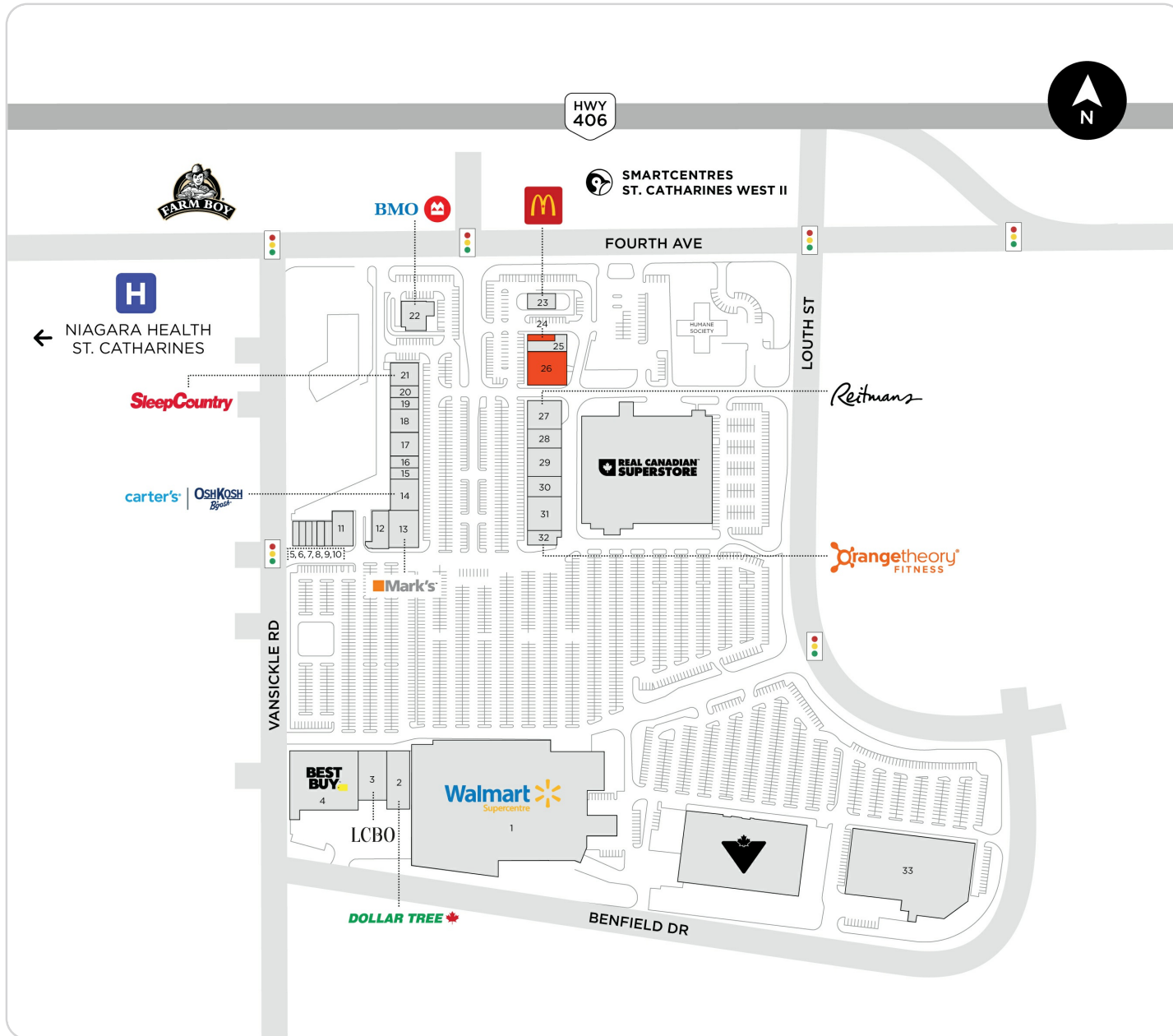
### LEASING CONTACT

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# SITE PLAN



**AVAILABLE UNITS**      **NEW BUILD OPPORTUNITY**

- |                                  |                             |
|----------------------------------|-----------------------------|
| 1. Walmart Supercentre           | 31. Canadian Blood Services |
| 2. Dollar Tree                   | 32. Orangetheory Fitness    |
| 3. LCBO                          | 33. Tepperman's             |
| 4. Best Buy                      |                             |
| 5. Mr. Puffs                     |                             |
| 6. First Choice Haircutters      |                             |
| 7. Freedom Mobile                |                             |
| 8. Trishco Nails & Spa Club      |                             |
| 9. easyfinancial                 |                             |
| 10. Beauty Supply Outlet         |                             |
| 11. Pet Valu                     |                             |
| 12. Outdoors Oriented            |                             |
| 13. Mark's                       |                             |
| 14. Carter's   OshKosh           |                             |
| 15. Henry's Camera               |                             |
| 16. M&M Food Market              |                             |
| 17. Penningtons                  |                             |
| 18. Work Authority               |                             |
| 19. Bell                         |                             |
| 20. Hallmark                     |                             |
| 21. Sleep Country Canada         |                             |
| 22. BMO                          |                             |
| 23. McDonald's                   |                             |
| <b>24. Available (-1,600 sf)</b> |                             |
| 25. The Feathery Pub             |                             |
| <b>26. Available (-9,800 sf)</b> |                             |
| 27. Reitmans                     |                             |
| 28. Bulk Barn                    |                             |
| 29. Moores                       |                             |
| 30. SoftMoc                      |                             |

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