

International Gateway Centre

Fort Erie, ON

International Gateway Centre is an open-air shopping centre with high USA traffic volume due to its close proximity to the border in Fort Erie. Located just a short drive away from the world-renowned Niagara Falls and with easy access to major transportation routes including the Queen Elizabeth Way (QEW) and the Peace Bridge, International Gateway Centre offers an exceptional location for businesses seeking global connectivity. The property benefits from favorable zoning laws, accommodating a wide range of commercial, service, and office uses.



KEY FACTS



GLA

93K



PARKING CAPACITY

537



NUMBER OF STORES

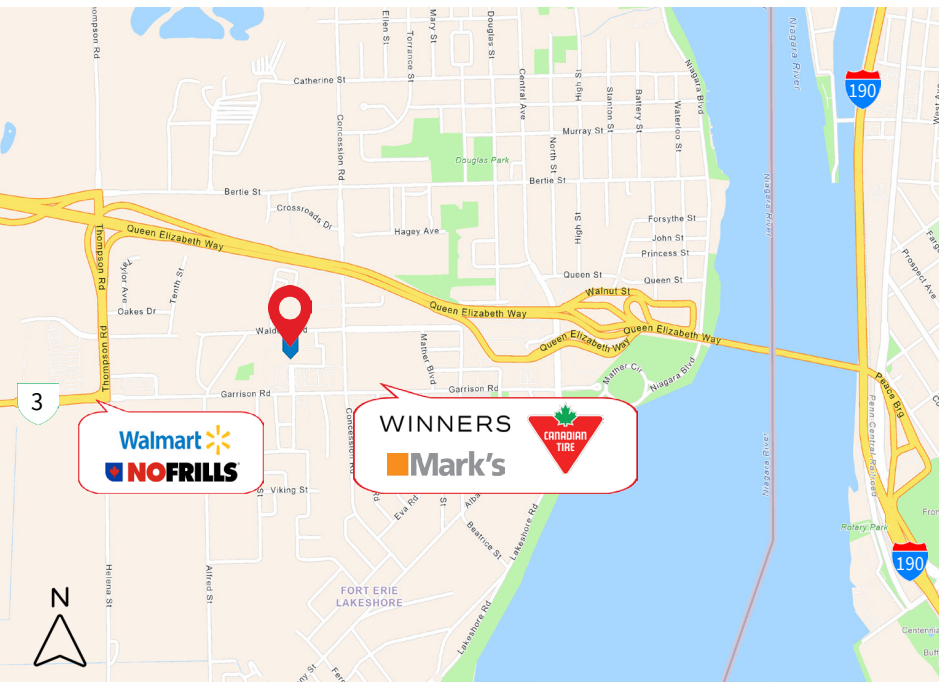
15



WALK SCORE

64

LOCATION



LOCATION

Garrison Road

ACCESS

Access to Queen Elizabeth Way

ANCHORS

Sobeys, Shoppers, Bulk Barn, Dollarama, Planet Fitness

TRADE AREA DEMOGRAPHICS - 20KM RADIUS



Estimated Population

43K



Estimated Households

19K



Average Household Income

\$104K



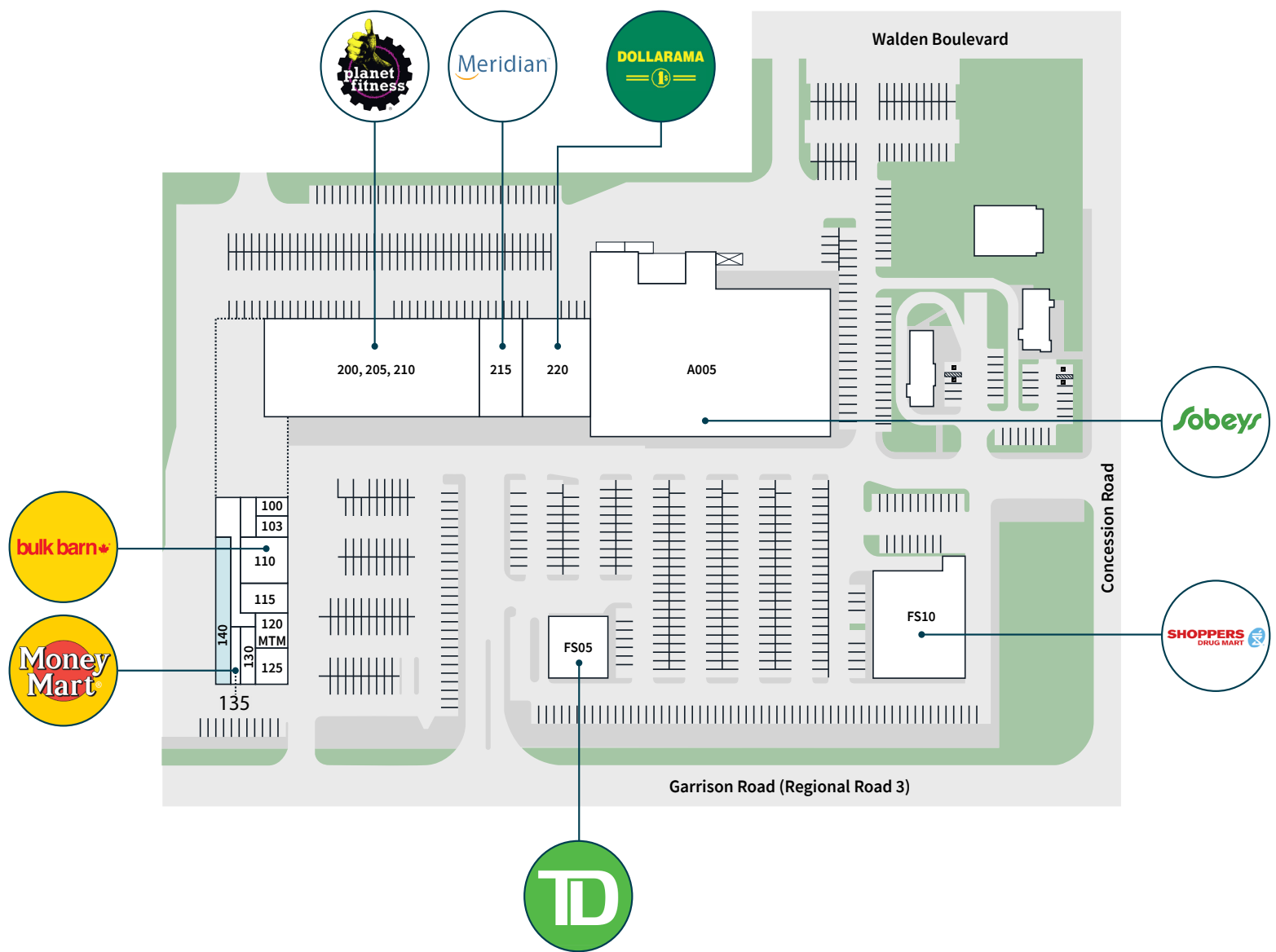
Median Age

51

Source - ESRI 2023



SITE PLAN



Unit #	Area SF	Net Rent
140	2,670	TBN

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