

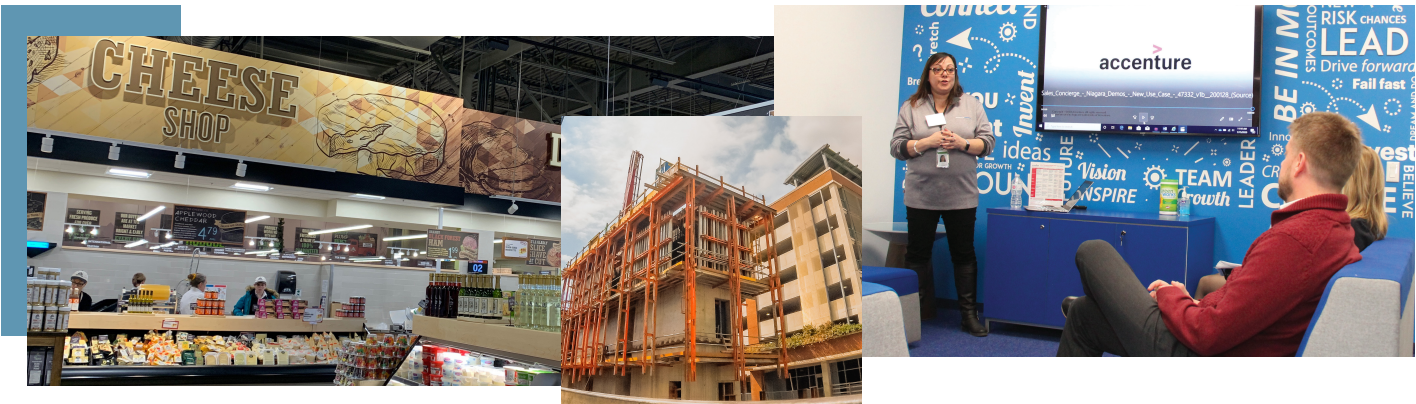
St. Catharines



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HIGH CONSUMER DEMAND
RETAIL READY

HIGH DEMAND FOR RETAIL BUSINESSES



NEW & UNDER CONSTRUCTION RESIDENTIAL DEVELOPMENTS BY LOCATION AND NUMBER OF UNITS



MORE THAN 9,000 NEW RESIDENTIAL UNITS PLANNED, CONSUMER MARKET DEMAND IN ST. CATHARINES HAS NEVER BEEN HIGHER.

From empty-nesters and big city migrants with disposable incomes to young families and new Canadians with robust and diverse purchasing habits, St. Catharines is attracting the perfect mix of residents and consumers for your business.

PORT DALHOUSIE

The hidden gem of St. Catharines, this historic waterfront community is steeped in authenticity, heritage and is bustling with activity. Located along the Niagara Wine Route, Port Dalhousie offers dining, shopping and sipping nestled in a quaint neighbourhood. Seeing extraordinary residential development, Port Dalhousie is poised to welcome unique restaurants and retail to support the growing community.

DOWNTOWN

Downtown St. Catharines is rich with history, and is a significant cultural and entertainment destination, playing an important strategic role as Niagara's only Urban Growth Centre. A mix of developments totalling over 3,000 new residential units and trendy retail. Prime office opportunities - nearly 200,000 sq. ft of Class A space available.

ONTARIO STREET COMMERCIAL CORRIDOR

The Ontario Street Commercial Corridor is a major arterial road and gateway into the city and downtown St. Catharines, with several large commercial properties and opportunities in a high-traffic area. It is also the location of a significant investment and brownfield redevelopment opportunity at 282 and 285 Ontario Street, a 50 acre site.

WEST ST. CATHARINES

West St. Catharines has grown tremendously in the past decade. Anchored by a state-of-the-art hospital, the Niagara Health - St. Catharines Site, this area has seen acres of investment including restaurants, big-box retail and residential properties. Significant tenants in this commercial node include Walmart, Real Canadian Superstore, Best Buy, Farm Boy, Michaels, The Brick and more. This neighbourhood is also home to the St. Catharines GO Station.

MERRITTON

As a former industrial centre on the Welland Canal, Merritton has undergone a significant amount of change in recent years including street realignments, a bridge replacement, and former brownfield areas being brought to life with new commercial plazas. The area is seeing a significant increase in residential density, to support the 452 businesses employing 4,787 people in the area.

DESIGN DISTRICT

The Design District includes over 100 businesses that specialize in home design including flooring and roofing cabinetry, heating and air, home furnishing, appliances and more to service the needs of unprecedented development and construction in the city. Restaurants and retail to support the growing community.



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OUR TEAM OF SEASONED PROFESSIONALS IS HERE TO HELP WHEN YOU'RE READY TO

INVEST IN **STC**.CA