



# DOVER COAST BLVD

PORT DOVER, ON





Located at the intersection of Highway 6 and Dover Coast Boulevard in Port Dover, Ontario, the Dover Coast Lands span 22.39 acres of prime commercial development. With excellent highway visibility, strong traffic exposure, and direct access to a newly developed roundabout, the site offers outstanding connectivity and accessibility for the growing Port Dover community and surrounding trade area.

The project will deliver a total of 82,229 sq. ft. of leasable retail space across multiple phases. Phase 1 will introduce 68,429 sq. ft. of retail space, anchored by a 25,596 sq. ft. Foodland alongside Dollarama, Shoppers, and a mix of commercial retail units. These essential tenants are positioned to drive substantial daily traffic and create a long-term hub of commercial activity.

Phase 2 will expand the offering with an additional 13,800 sq. ft. of space, introducing additional commercial retail units and completing the centres diverse mix of tenants. Future residential development in the surrounding area will support the retail centre, generating consistent traffic and reinforcing long-term tenant demand.



## SIZE

Total Retail Space .....	82,229 sq. ft.
Phase 1 .....	68,429 sq. ft.
Phase 2 .....	13,800 sq. ft.

## TRADE AREA

	2025 Estimation	2030 Projection	2035 Projection
<b>Within 3 km</b>	5,364	6,163	6,941
<b>Within 5 km</b>	9,469	10,598	11,734
<b>Within 10 km</b>	12,427	13,804	15,210

## OPENING

Phase 1 .....	2029
Phase 2 .....	2030

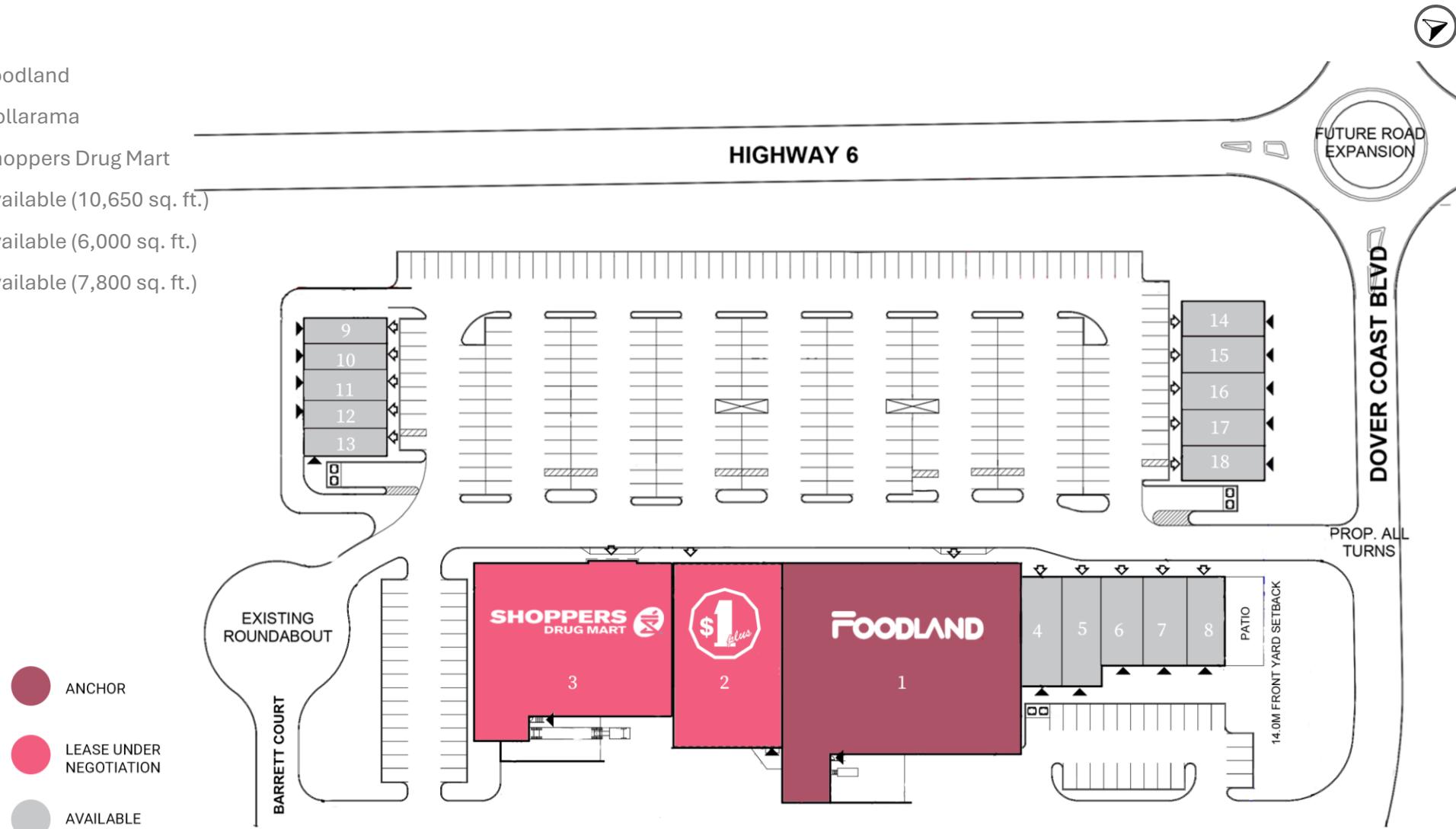
## MAJOR TENANTS

Foodland  
Dollarama  
Shoppers Drug Mart



- 1 Foodland
- 2 Dollarama
- 3 Shoppers Drug Mart
- 4 – 8 Available (10,650 sq. ft.)
- 9 – 13 Available (6,000 sq. ft.)
- 14 – 18 Available (7,800 sq. ft.)

**HIGHWAY 6**





UNITY  
DEVELOPMENT  
GROUP



DEERFIELD  
DEVELOPMENTS INC.

## LEASING CONTACT

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