



Dover Coast Blvd

PORT DOVER, ON



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HWY 6 & DOVER COAST BLVD
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Located at the intersection of Highway 6 and Dover Coast Boulevard in Port Dover, Ontario, the Dover Coast Lands span 22.39 acres designated for 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 Drug Mart, 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 centre's 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.....	82,229 sq. ft.
Phase 1.....	68,429 sq. ft.
Phase 2.....	13,800 sq. ft.

Opening

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

Trade Area

	2025 ESTIMATE	2030 PROJECTION	2035 PROJECTION
Within 3 km	5,364	6,163	6,941
Within 5 km	9,469	10,598	11,734
Within 10 km	12,427	13,804	15,210

Tenants

Foodland

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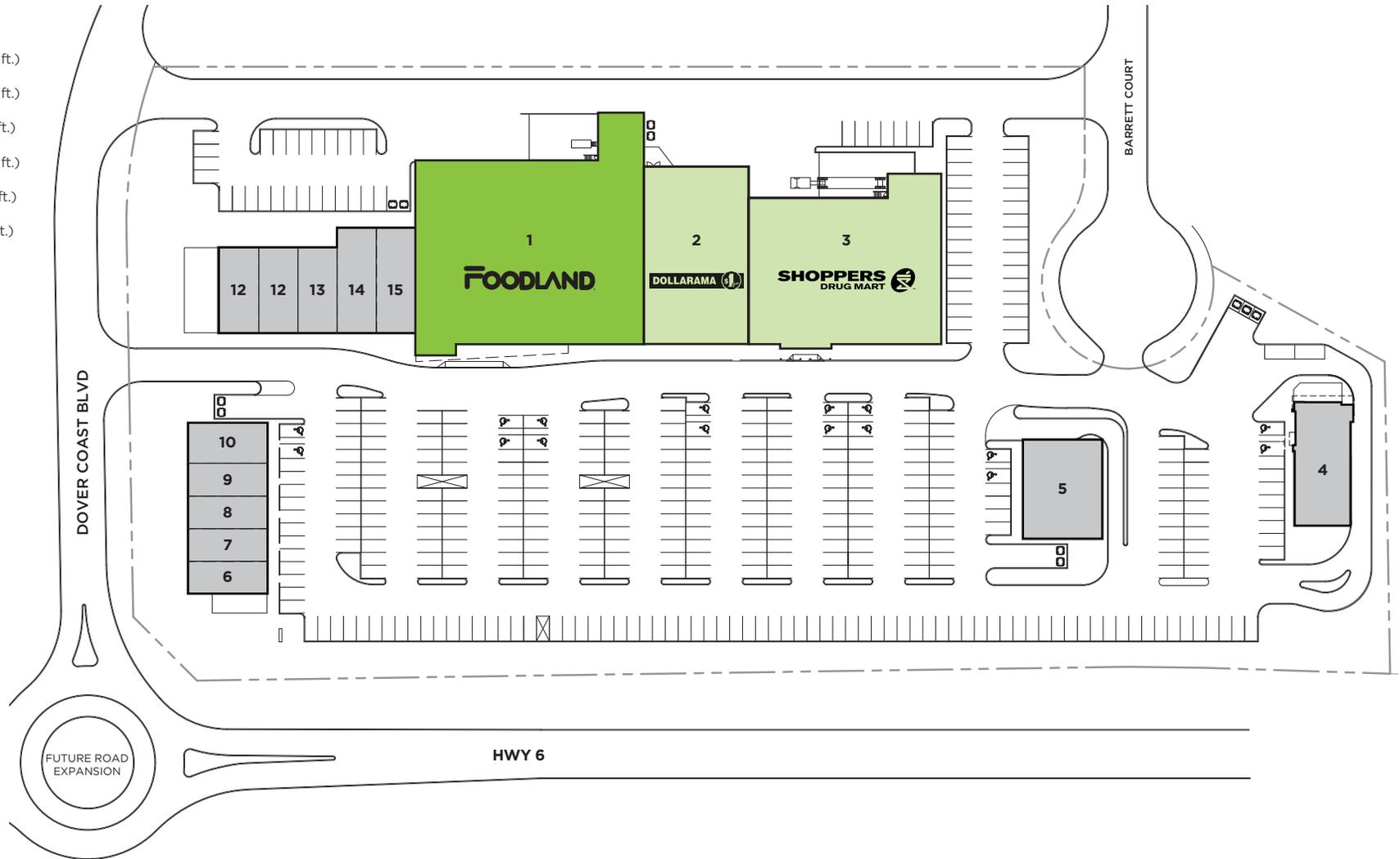


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- 1 Foodland
- 2 Available (10,650 sq. ft.)
- 3 Available (10,650 sq. ft.)
- 4 Available (4,050 sq. ft.)
- 5 Available (10,650 sq. ft.)
- 6-10 Available (6,000 sq. ft.)
- 12-15 Available (7,800 sq. ft.)



- Anchor
- Leased
- Available



Leasing Contacts

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