



PRUDHOMME'S  
LANDING



**3245-3339 North Service Rd., Vineland, ON**

# Prime Retail Opportunity Prudhommes Landing Now Leasing

- **QEW Exposure & North Service Rd Frontage**
- **Retail, Restaurant & Drive-Thru Opportunities**
- **3,600+ Planned Homes**

**Greg Chew**  
Sales Representative  
+1 905 329 4415  
[greg.chew@colliers.com](mailto:greg.chew@colliers.com)

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# The Opportunity



- Ideal for national and regional tenants seeking Niagara + QEW corridor exposure
- New retail development within Prudhomme's Landing, a large-scale master-planned community
- Access to a built-in customer base from 3,600+ planned residential units
- Opportunity to establish early presence in a high-growth retail node
- Flexible configurations for inline retail, restaurants, and service commercial uses
- Potential for pad sites and drive-thru opportunities (site specific)
- Limited competing new retail supply in the immediate area
- Strong long-term growth supported by surrounding residential intensification

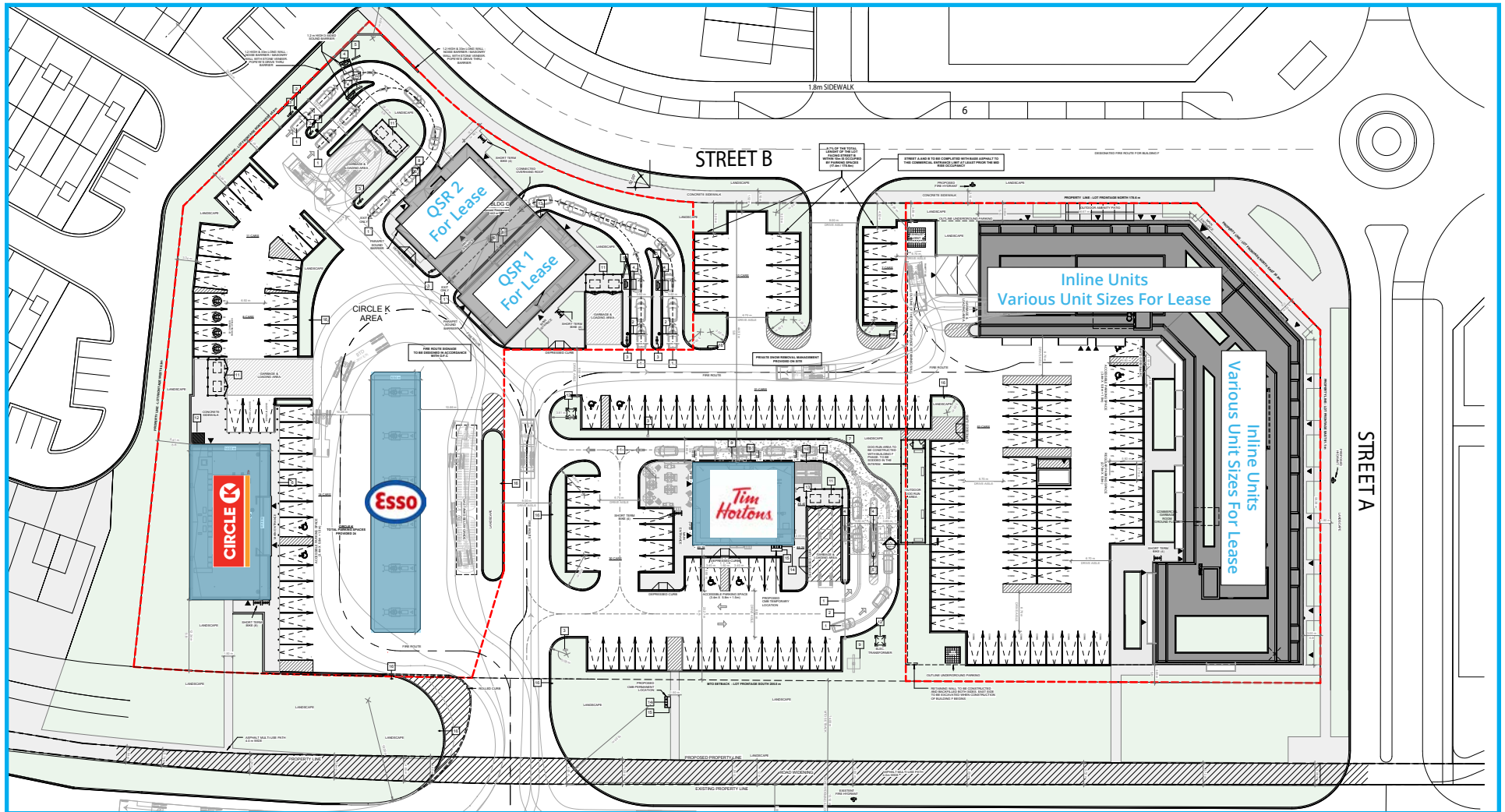
**In Summary:** Opportunities include a range of unit sizes with potential for inline retail, restaurant uses, patios, and drive-thru configurations (site-specific), all within a walkable, amenity-rich community designed for long-term growth

# Prudhommes Landing Development



Prudhomme's Landing is a transformative, master-planned waterfront community in Vineland, designed as a complete mixed-use destination incorporating residential, retail, office, and employment uses. Planned to include over 3,600 residential units, the development will create a vibrant, walkable neighbourhood along the Lake Ontario shoreline with direct access to the QEW. Positioned between Hamilton and St. Catharines within Niagara's wine country, Prudhomme's Landing is set to become one of the region's most significant new communities, offering strong long-term growth and a built-in population to support local amenities and commercial services.

# Site Plan



|               |                    |
|---------------|--------------------|
| QSR 1         | ±2,600 SF          |
| QSR 2         | ±2,600 SF          |
| Inline Retail | ±1,500 - ±4,000 SF |

## Highlights

- Integrated within a mixed-use waterfront community
- Designed as a walkable, amenity-rich environment
- Retail planned to directly serve on-site residential density
- Modern site design aligned with long-term community growth
- Strong exposure to both daily needs retail and destination uses

# Existing Development



# Aerials



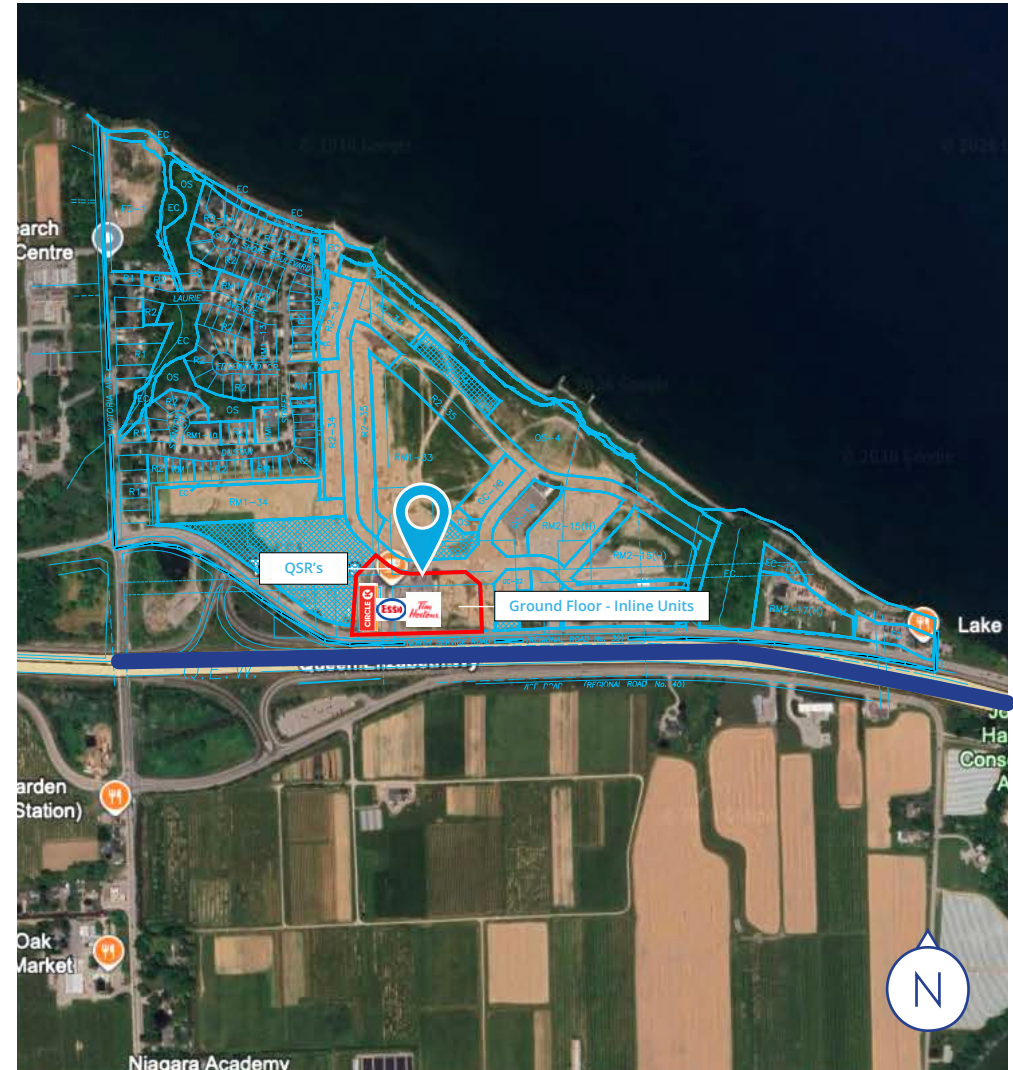
# Renderings



# Property Specifications

3245-3339 North Service Rd., Vineland, ON

|                          |                                                                                                                                                                                                                                                                     |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>          | North Service Rd. east of Victoria Ave. RR 24                                                                                                                                                                                                                       |
| <b>Overall Site Area</b> | ±78.61 Acres                                                                                                                                                                                                                                                        |
| <b>Residential Units</b> | ±3,600                                                                                                                                                                                                                                                              |
| <b>Subject Area</b>      | ±5.5 Acres                                                                                                                                                                                                                                                          |
| <b>Pad Sites</b>         | 2                                                                                                                                                                                                                                                                   |
| <b>Retail Units</b>      | 6-12                                                                                                                                                                                                                                                                |
| <b>Traffic Count</b>     | AADT 2021 - 114,700                                                                                                                                                                                                                                                 |
| <b>Zoning</b>            | GC-29 General Commercial                                                                                                                                                                                                                                            |
| <b>Lease Price</b>       | TBD                                                                                                                                                                                                                                                                 |
| <b>TMI (2026)</b>        | TBD                                                                                                                                                                                                                                                                 |
| <b>Comments</b>          | <ul style="list-style-type: none"> <li>• Flexible unit sizes to accommodate a range of tenant types</li> <li>• Opportunities for patios and outdoor amenity space</li> <li>• High visibility and accessibility from HWY QEW and surrounding road network</li> </ul> |



# Location Overview

- Situated in Vineland, within the Town of Lincoln in Niagara Region
- Direct access to the QEW, connecting to Hamilton, St. Catharines, and the GTA
- Frontage along North Service Road, a key commuter corridor
- Centrally positioned between Grimsby and St. Catharines
- Located within Niagara's wine country and tourism corridor
- Minutes to Lake Ontario waterfront, parks, and recreational amenities
- Close proximity to established retail and services along King Street
- Accessible to both local residents and regional commuter traffic



# Local Area

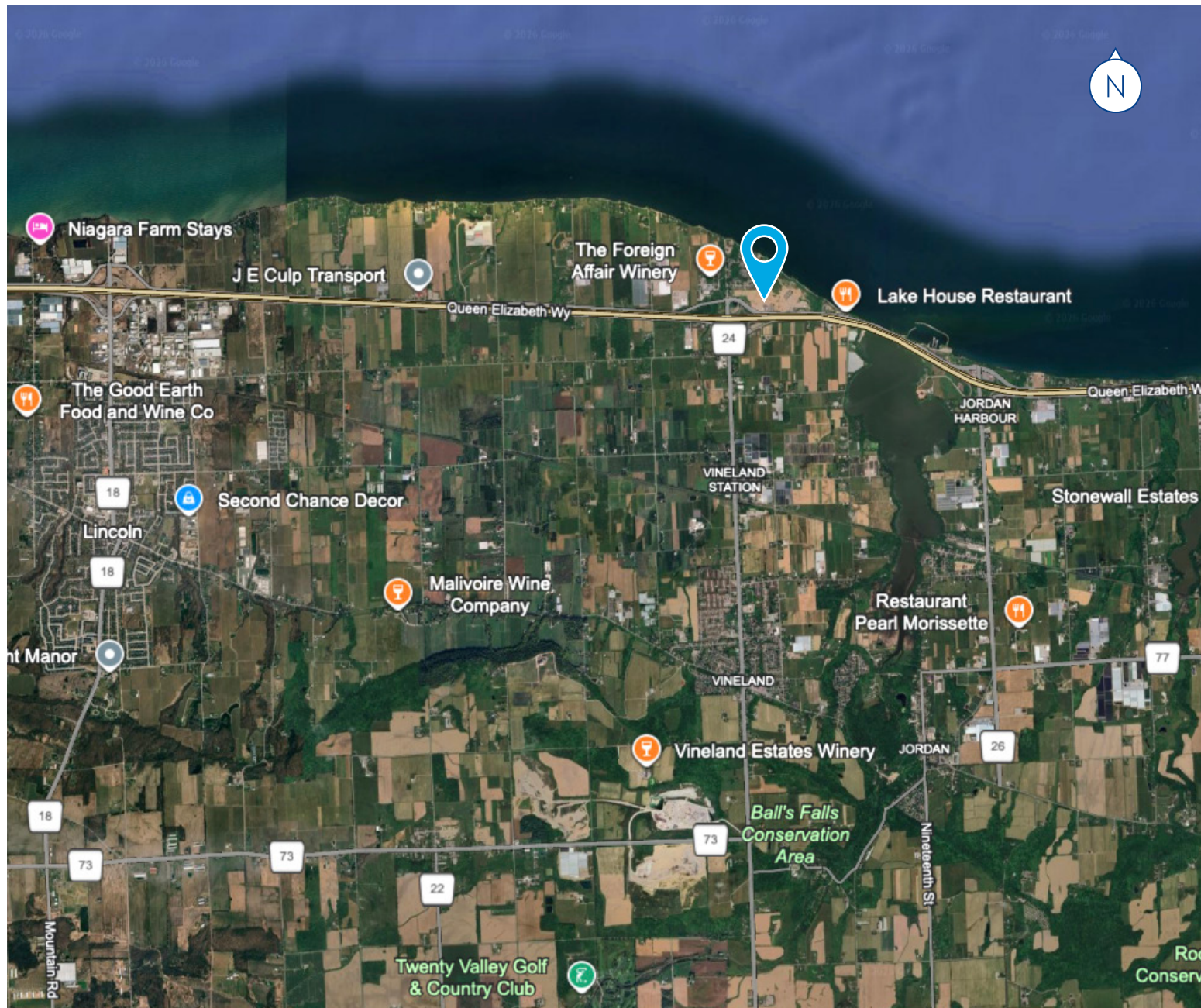
## Greg Chew

Sales Representative  
+1 905 329 4415  
greg.chew@colliers.com

## Colliers International Niagara Ltd., Brokerage

82 Lake St | Suite 200  
St. Catharines, ON | L2R 5X4  
P: +1 905 354 7413

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