



Daily Traffic

65,000-75,000

Stewart Blvd / Hwy 401

Peak Hour Traffic

2,000+

Stewart Blvd / Hwy 401



STEWART VILLAGE

A High-Visibility, High-Velocity Retail Platform
Designed for Scalable Brands

Flexible Retail Units (3,000–10,000 sq ft)
Ideal for QSR, value retail, service retail, and medical-adjacent uses

Location: 125 Stewart Boulevard, Brockville, Ontario

Prime Location and Visibility

City and development traffic impact reports identify Stewart Boulevard as the primary north-south arterial linking Highway 401, William Street, and downtown.



401 & Stewart Blvd Traffic Volumes

- **25,000–35,000** vehicles/day
- **1,000+** vehicles during peak hours on Stewart Blvd.

Population Overview

- **City Population:** 22,116 (2021), growing 2.5% since 2016.
- **Population Density:** 1,058 people/km².
- **Wider Region Population:** 105,000 Brockville County
Stable, Service-Oriented Trade Area with Above-Average Household Incomes



Year-Round Visitor Support

Within a 1.5 km radius, Stewart Village is supported by hotels and motels totaling approximately 650–700 rooms, reinforcing consistent visitor traffic throughout the year.



Average Household Income

- Average: \$79,400

Established Anchors

- Dairy Queen
- Taco Bell (Opening 2026)
- Beer Store
- Valvoline
- The Core Entertainment Centre



Ideal Uses

The site is perfect for multiple use cases, including:

- QSR / Fast Casual
- Value Retail
- Pharmacy / Medical
- Service Retail



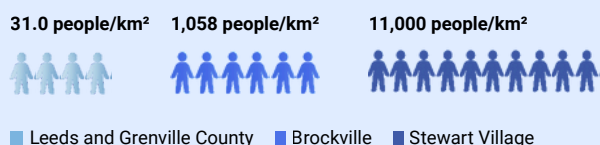
Stewart Village Offers the Rare Combination of Visibility, Built-In Demand, and Long-Term Growth Certainty

Stewart Village is the ideal choice for retailers seeking growth and long-term success. Stewart Village is situated in an area with unmatched visibility, high foot and vehicle traffic, a growing residential base, strong household incomes, and 280,000–320,000 annual visitors. It offers a ready and diverse customer audience in a prime, future-ready location.

Future Residential Component

- 350+ planned residential units (phased)
- Designed to create long-term, walkable demand
- Supporting food, convenience, health, and service retail

Density Advantage



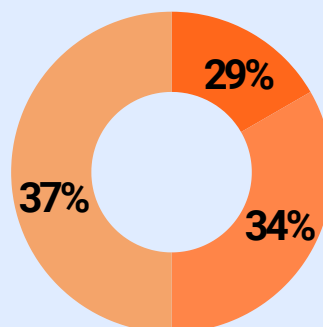
Stewart Village is becoming the highest density community in the entire county.

→ 10× Greater Residential Density



Income Bracket

- 34% under \$40K
- 29% \$40K–\$80K
- 37% \$80K+



Based on the 2021 Census income table



A future-ready retail environment designed for brands scaling across secondary and tertiary markets.

Get in Touch

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Stewart Village is being delivered through a phased, long-term ownership strategy.

Location: 125 Stewart Boulevard, Brockville, Ontario