

# Heritage Grove Centre

2125 16th Street East | Owen Sound, ON



## PROPERTY DETAILS

Building C: 8,400 SF (Available Q1 – 2025)

Building G: 47,402 SF (Available Q2 – 2024)

Building H1: 4,500 SF (Available Immediately)

Net Rent: Contact Listing Agent

Additional Rent: est \$8.31 (est 2023 Taxes \$5.85 PSF and Ops Cost \$2.46 PSF)

## **DEMOGRAPHICS**

Drivetimes | Source: Statistics Canada, 2023

		10 minutes	20 minutes	30 minutes	
2	Population	20,925	33,264	52,993	
	Daytime Population	25,840	35,202	49,750	
	Total Households	9,371	14,475	22,547	
	Avg. Household Income	\$83,073	\$88,239	\$88,848	
	Median Age	48.1	47.4	47.8	

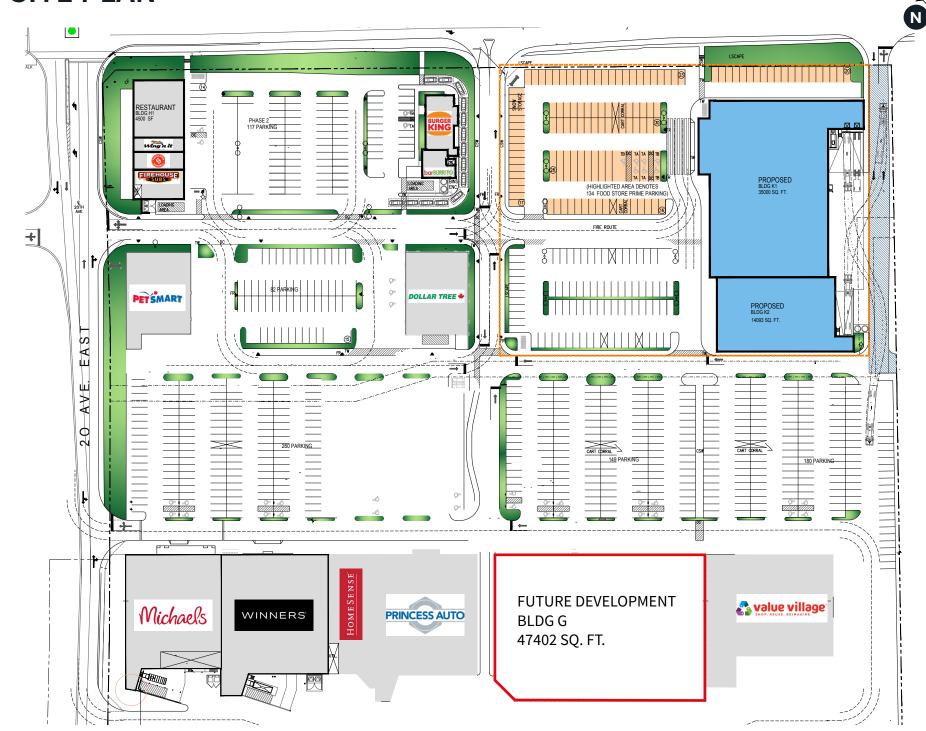


## PROPERTY DETAILS

- The 216,245 SF Heritage Grove Centre sits on 18.78 acres in the East Side Commercial area, with easy access from Hwy 26 and public transit.
- Anchor tenants include Winners, HomeSense, Michaels, Value Village, Princess Auto, Dollar Tree, Burger King, Firehouse Sub, barBURRITO, Wing'n It, with Freshco and a relocated PetSmart Q1 2025.
- Shadow anchored on the west side of 20th Avenue by SmartCentre Owen Sound with a Walmart Supercentre Home Depot, Dollarama and Sleep Country.
- Zoned: C2 for Retail Stores, Grocery Store, Convenience Stores, Financial Institutions, Gas Bar, Hotels, Personal Service, Restaurants, Restaurants Drive-Thru, Veterinarian Clinics and more!
- 60,302 SF of new retail from 4,500 SF to 47,402 SF;
  - 4,500 SF restaurant end cap with patio Immediate possession Q2 2023.
  - 8,400 SF for health/beauty, financial and service uses Possession Q1 2025.
  - 47,402 SF of fashion, sporting goods, and fitness retail, abutting Value Village Possession Q2 2024.
- Over 2,000 homes planned by 2025 just south of Heritage Grove Centre.
- Owen Sound is growing with the announcement of Bruce Power's forty-year life extension program and the, ~ 190,000 patient/visitors to the Owen Sound Hospital.
- Parking: 999 spaces.
- Traffic Count (AADT): 11,063 vehicles.

CLICK HERE TO LEARN MORE

#### **SITE PLAN**



## **RETAIL FOR LEASE**

# HERITAGE GROVE CENTRE 2125 - 16TH STREET EAST | OWEN SOUND, ON

#### For more information, please contact:

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