



Heritage Grove Centre

2125 16th Street East | Owen Sound, ON



**RETAIL
FOR
LEASE**

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

	10 minutes	20 minutes	30 minutes
 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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