



# Brantford Bell Centre

221 Henry Street | Brantford, ON



**RETAIL  
FOR  
LEASE**

## PROPERTY DETAILS

Building AA:	23,000 SF
UNIT A:	21,695 SF
UNIT B:	12,375 SF
UNIT C:	20,314 SF
UNIT D:	9,150 SF
UNIT E:	25,600 SF
UNIT D2:	21,000 SF
Building AB:	2,865 SF
Building AC:	8,392 SF
Available:	Q2 - 2024
Net Rent:	Contact Listing Agent
Additional Rent:	est \$7.80 PSF (est Taxes \$5.15 PSF and Op Costs \$2.65 PSF)
Additional Rent Unit AC only:	est \$9.35 PSF (est Taxes \$5.15 PSF and Op Costs \$4.20 PSF)

## DEMOGRAPHICS

Drivetimes | Source: Statistics Canada, 2023

	5 minutes	10 minutes
 Population	21,564	89,675
 Daytime Population	26,012	89,471
 Total Households	9,255	37,036
 Avg. Household Income	\$71,565	\$82,915
 Median Age	41.4	42.1



# PROPERTY DETAILS

- The 144,391 SF Brantford Bell Centre is south of Hwy 403 on the north side of Henry Street just east of Wayne Gretzky Pkwy.
- Anchor tenants include Michaels, PetSmart, Rooms + Spaces, Dollar Tree, Princess Auto and Burger King.
- Lowes, Tim Hortons, and Mr. Lube are abutting shadow anchors.
- Zoning C12 uses include:
  - Building supply centres, Financial institutions, General offices, Health clubs, Home furnishing stores, Pharmacies, Place of Entertainment/Recreation, Restaurants: full service, take-out, and fast food (including drive-thru) service, Retail stores, Retail warehouses, Specialty retail stores, Supermarkets and more!
- Parking Ratio: 5.5 cars/100 m<sup>2</sup>.
- Piinpoint traffic: 21,239 vehicles per day

[CLICK HERE TO LEARN MORE](#)

# SITE PLAN



## RETAIL FOR LEASE

BRANTFORD BELL CENTRE

221 HENRY STREET | BRANTFORD, ON

For more information, please contact:

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