



RETAIL For Lease **Brantford Bell Centre**

**211 Henry Street
Brantford, ON**

Property Details

Building AA: 35,000 SF

Building AC: 3,600 SF with D/T on north endcap

Building D2: 17,760 SF

Available: Q2 - 2023

Net Rent: Contact Listing Agent

Additional Rent: \$7.52 PSF. (2022 Taxes \$5.05 PSF. and Op Costs of \$2.47 PSF.)

Demographics

Drivetimes | Source: Statistics Canada, 2022

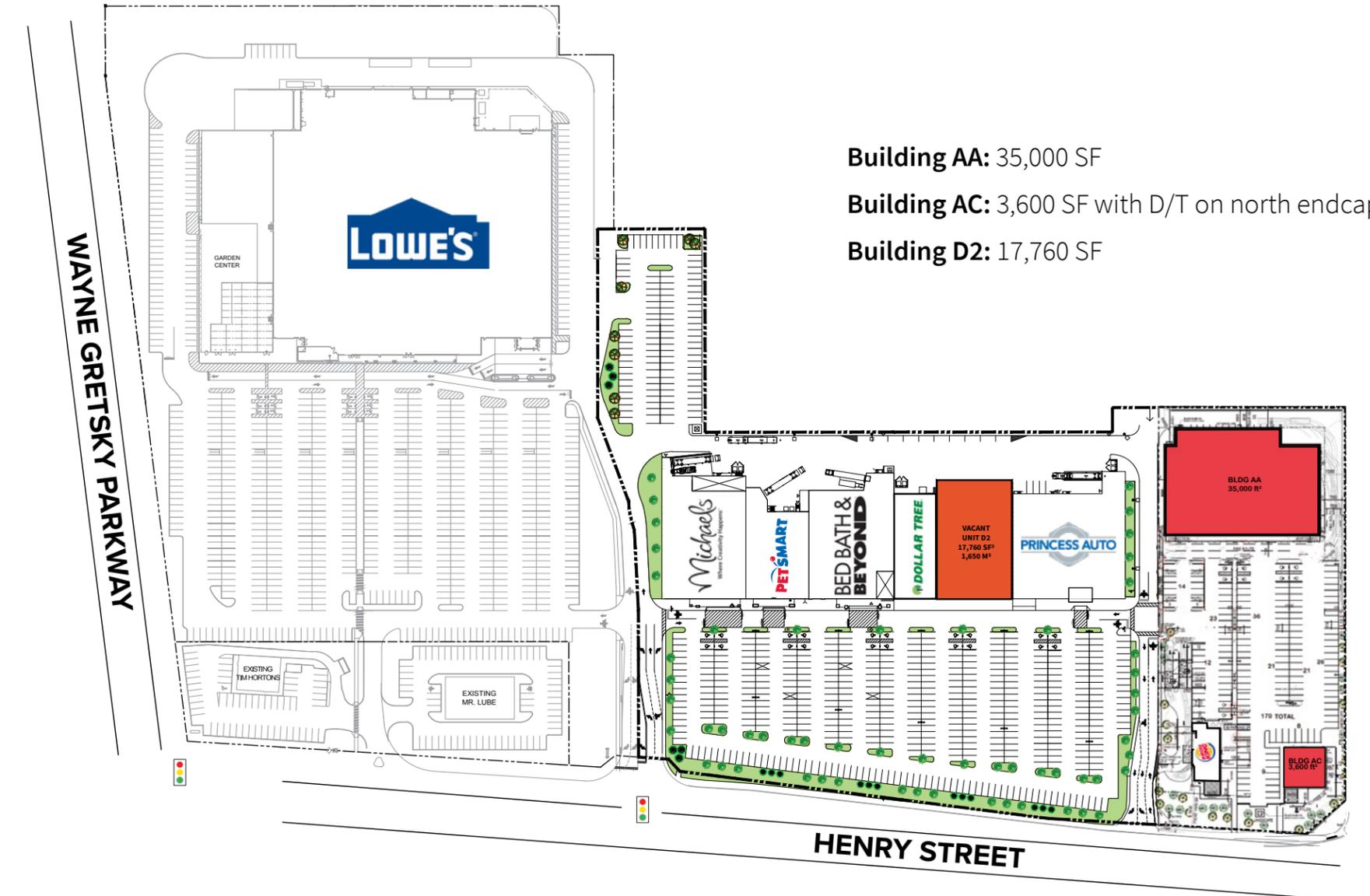
	5 Minutes	10 Minutes
 Population	21,564	89,675
 Daytime Population	26,012	89,471
 Total Households	9,255	37,036
 Avg. Household Income	\$71,565	\$82,915
 Median Age	41.4	42.1



Property Details

- The 148,145 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 Bed Bath & Beyond, Michaels, PetSmart, Princess Auto, Burger King and Dollar Tree.
- Lowes, Tim's, 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!
- 56,360 sf of new retail is available from Q2 2023:
 - 17,760 sf of inline retail space between the new Dollar Tree and Princess Auto.
 - 35,000 sf on the vacant land east of the access driveway from Henry street with a 3,600 sf QSR drive through pad.
- Traffic Count (AADT): 10,895 vehicles.

Site Plan



FOR LEASE | BRANTFORD BELL CENTRE | 211 HENRY STREET | BRANTFORD, ON

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