

For Lease

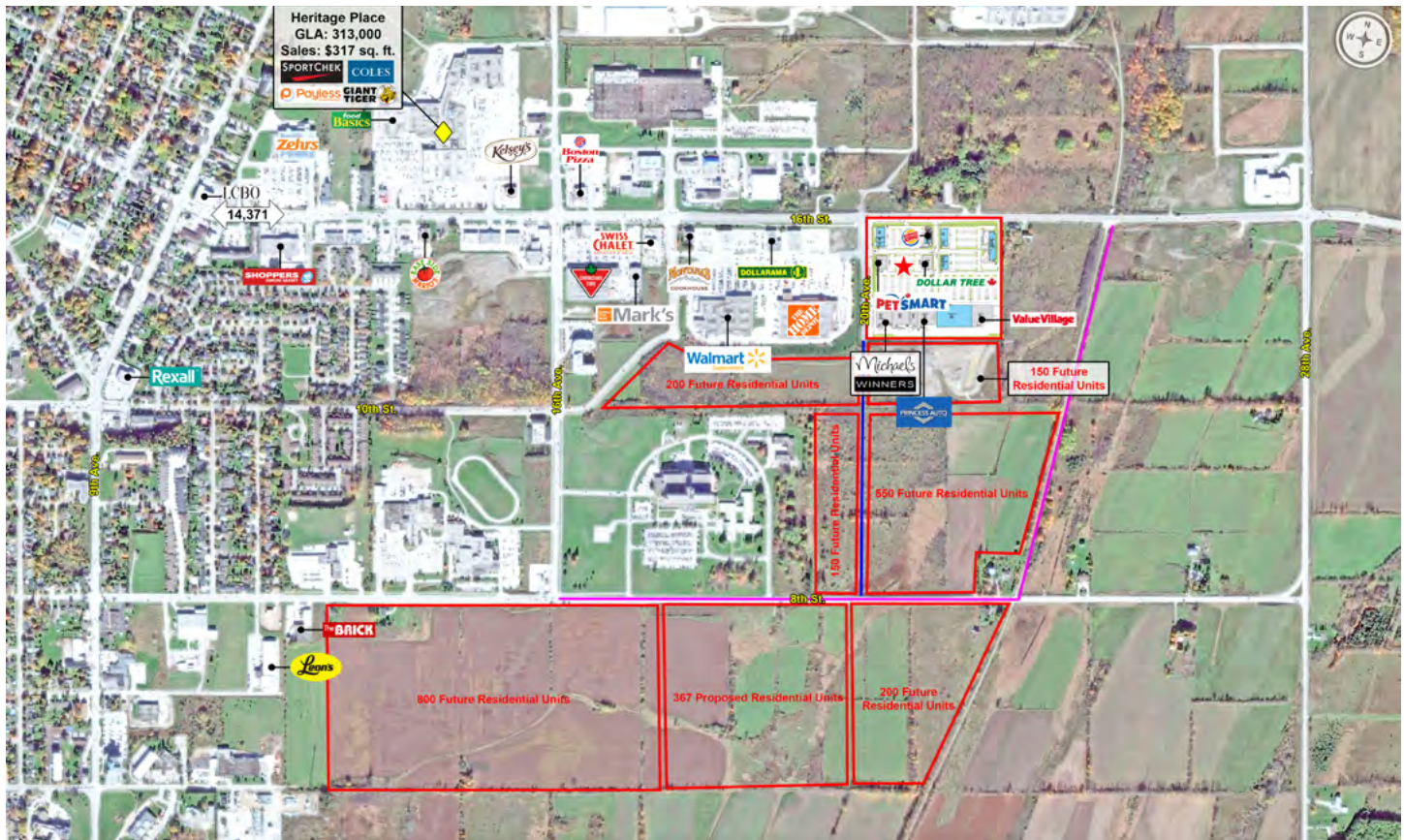
Heritage Grove Centre

2125 - 16th St E, Owen Sound, ON

Russell Godwin
Sales Representative
+1 416 391 6960
russell.godwin@am.jll.com



Owen Sound, ON



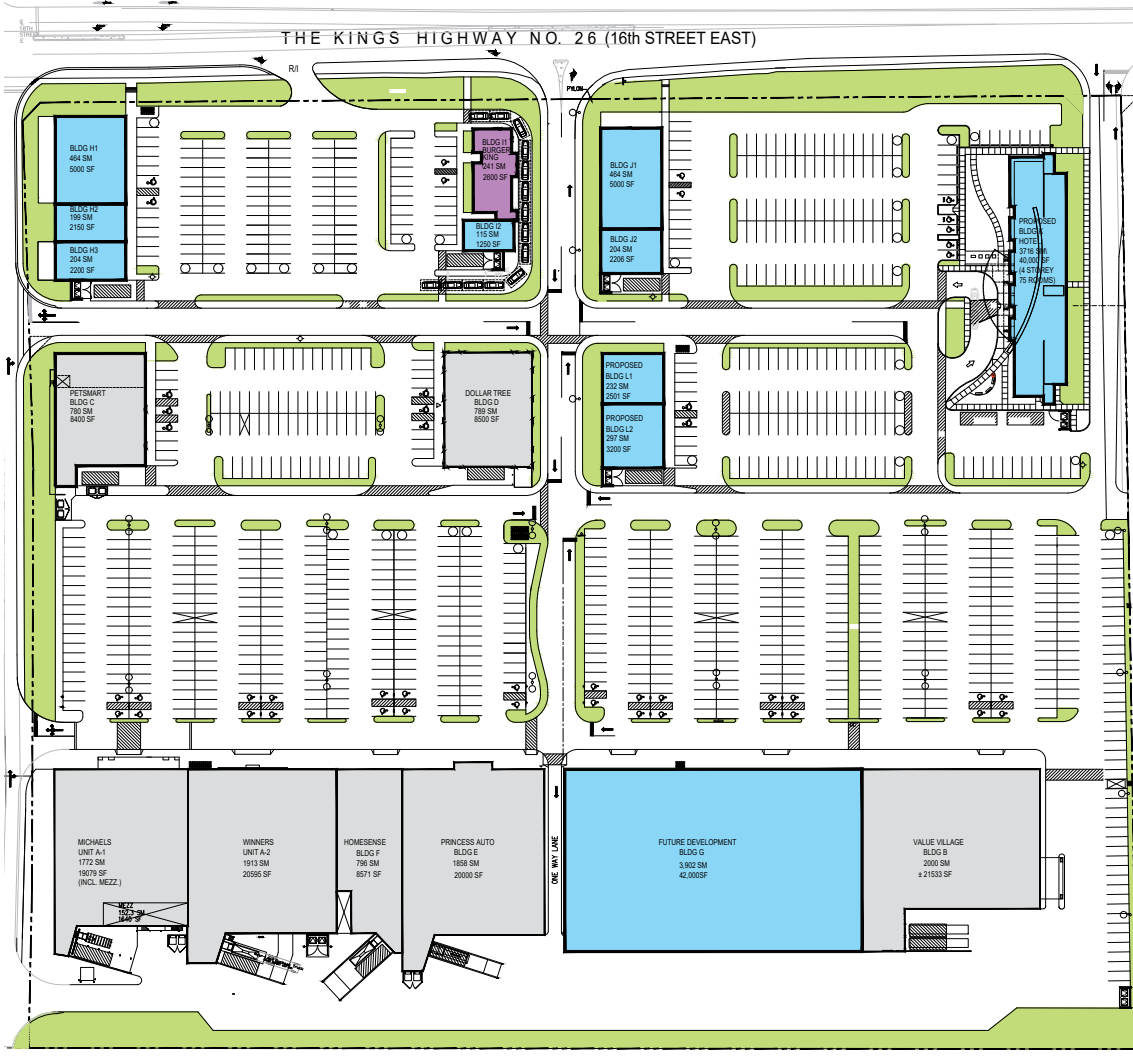
Project Highlights

- The ~214,783 sf Heritage Grove Centre is in the East Side Commercial area on the south side of 16th Street East (Hwy 26), at the southeast corner of 20th Avenue; shadow anchored on the west side of 20th Avenue by Walmart, Home Depot, Dollarama and Sleep Country.
- Anchor tenants include Winners, HomeSense, Michaels, PetSmart, Value Village, Princess Auto, Dollar Tree and Burger King.
- ~65,507 sf of new retail is available from Q1-2021:
 - 23,507 sf of end cap and inline restaurant/health & beauty/financial/ service retail pads.
 - 42,000 sf of fashion, sporting goods and fitness retail, abutting Value Village.
- Owen Sound has a growing work force with the announcement of Bruce Power's forty-year life extension program and the ~ 190,000 patient/visitors to the Owen Sound Hospital.
- Estimated 2020 Additional Rent is \$7.75 PSF

Demo Highlights

- 2019 Estimated Household Income within a 20 minute drive: \$84,198.
- 2019 Estimated Workplace Population within a 20 minute drive: 18,239.
- 2019 Estimated Population within a 20 minute drive: 31,608.
- A new sewer line has been installed for the projected 2019-2024 growth of 2,345 homes

Site Plan



SITE PLAN

SITE AREA	7.6 Ha	18.78 AC
COVERAGE	23.2%	
BUILDING GFA	SM	SF
BLDG A1	1,772	19,078
BLDG A2	1,913	20,595
BLDG B	2,000	21,533
BLDG C	780	8,399
BLDG D	789	8,500
BLDG E	1,858	20,000
BLDG F	796	8,571
BLDG G	3,902	42,000
BLDG H1	464	5,000
BLDG H2	199	2,150
BLDG H3	204	2,200
BLDG I1	241	2,600
BLDG I2	116	1,250
BLDG J1	464	5,000
BLDG J2	204	2,206
BLDG K	3,716	40,000
BLDG L1	232	2,501
BLDG L2	297	3,200

TOTAL GFA	19,947	214,783
<small>ZONING AS PER BYLAW 2010-078 (SEE ZONING ANALYSIS)</small>		

PARKING (2.65m x 6m W/ 6m drive aisle)

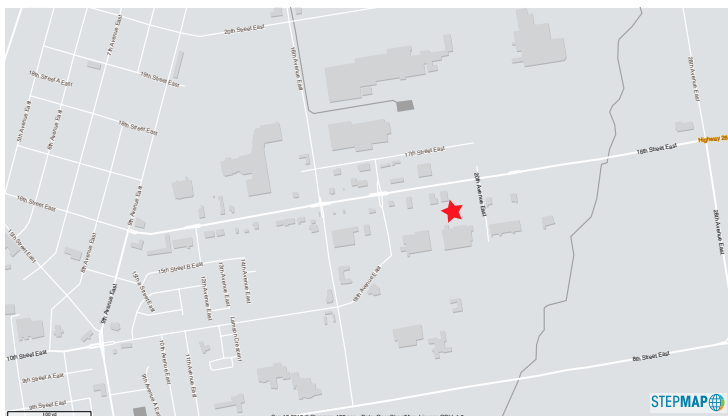
REQUIRED	
1/15 sm gfa up to 300 sm	20 spaces
1/20 sm gfa thereafter	860 spaces
TOTAL	887 spaces (18 BF spaces)
PROVIDED	1009 spaces (47 BF spaces)

Heritage Grove Centre

Population	10 min Drive	20 min Drive
Total Population	17,565	32,190
Daytime Population (Total)	24,443	34,689
Daytime Population at Work	15,568	18,318
Households		
Total Households	8,172	14,145
Average Household Size	2.1	2.2
Owned Dwellings	57%	67%
Rented Dwellings	43%	33%
Income		
Average Household Income	\$73,391	\$83,094
Median Income	\$54,057	\$59,676
Per Capita Income	\$34,144	\$36,513
Education		
No Degree	21%	19%
High School Diploma	31%	30%
Bachelor Degree or Higher	14%	15%
Visible Minority Status		
Not a Visible Minority	92.2%	94.1%
Chinese	0.9%	0.6%
South Asian	0.7%	0.5%
Black	1.0%	0.5%
Filipino	0.5%	0.4%
Latin American	0.1%	0.1%
Southeast Asian	0.1%	0.0%
Arab	0.0%	0.1%
West Asian	0.0%	0.0%
Korean	0.3%	0.2%
Japanese	0.2%	0.1%
Population by Age		
0-4	4.6%	4.8%
5-14	8.6%	9.4%
15-24	10.7%	11.1%
25-34	13.6%	11.9%
35-44	10.0%	9.7%
45-54	12.8%	12.9%
55-64	16.0%	16.2%
65+	23.7%	24.0%
Median Age	47.3	47.8

Source: Esri reports are based, in whole or in part, on: Selected Statistics Canada files. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZM5 nicknames are registered trademarks of The Nielsen Company (US), and are used with permission. Copyright ©2018 Environics Analytics - Selected InfoCanada Business Listings Data

Context map



Heritage Grove Centre

2125 - 16th St E

Owen Sound, ON

Russell Godwin

Sales Representative

+1 416 391 6960

russell.godwin@am.jll.com

DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018. Jones Lang LaSalle IP, Inc. All rights reserved