



# **RETAIL** For Lease Heritage Grove Centre

**2125 16th Street East**  
Owen Sound, ON





# Property Details

**Building G:** 43,106 SF

**Building H1:** 4,500 SF

**Building K1:** 33,253 SF

**Building K2:** 14,646 SF






**Available:** Bldg H1 immediately, the balance for as early Q2 - 2023

**Net Rent:** Contact Listing Agent

**Additional Rent:** \$7.68 PSF. (2022 Taxes \$5.60 PSF. and Op Costs \$2.08 PSF.)

# Demographics

Drivetimes | Source: Statistics Canada, 2022

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



# Property Details

- The ~210,758 sf Heritage Grove Centre is located in the East Side Commercial area, with easy access from Hwy 26 and public transit.
- Anchor tenants include Winners, HomeSense, Michaels, PetSmart, Value Village, Princess Auto, Dollar Tree, Burger King, Firehouse Sub, barBURRITO and Wing'n It.
- 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!
- ~95,005 sf of new retail from 4,500 sf to 47,899 sf from Q2 2023;
  - 4,500 sf restaurant end cap with patio.
  - 47,899 sf for grocery, health/beauty, financial and service uses.
  - 43,106 sf of fashion, sporting goods, and fitness retail, abutting Value Village.
- 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.
- Traffic Count (AADT): 11,063 vehicles.

# Site Plan

- Building G:** 43,106 SF
- Building H1:** 4,500 SF
- Building K1:** 33,253 SF
- Building K2:** 14,646 SF





**FOR LEASE | HERITAGE GROVE CENTRE | 2125 - 16TH STREET EAST | OWEN SOUND, ON**

**For more information, please contact:**

**Russell Godwin\***

Senior Vice President

+1 416 391 6960

[Russell.Godwin@am.jll.com](mailto:Russell.Godwin@am.jll.com)



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.  
©2022 Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative.