

RETAIL FOR LEASE

NORTH BARRIE CROSSING

307-637 Cundles Road East
Barrie, ON

Marcus & Millichap, Brokerage

Marcus & Millichap

ChoiceProperties



Jonathon Gray

Director, Leasing / Sales Representative
(416) 585-4693

Jonathon.Gray@marcusmillichap.com

Ryan McLaughlin

Director, Leasing / Sales Representative
(416) 585-4647

Ryan.McLaughlin@marcusmillichap.com

Chantel de Waal

Associate / Sales Representative
(416) 585-4654

Chantel.deWaal@marcusmillichap.com

NORTH BARRIE CROSSING

307-637 Cundles Road East, Barrie, ON

LEASING DETAILS

Size:

Unit D1.2 - 19,204 SF

Demising Options

Unit D1.2A - 8,000 SF

Unit D1.2B - 11,000 SF

Net Rent:

Please contact listing agents

TMI (2025 Est.):

\$9.75 PSF

Available:

Immediately

Site Description:

- Located in the sought after North Barrie Crossing Shopping Centre anchored by Cineplex and Zehrs, positioned on busy Highway 400
- Bright and open retail space currently in shell condition
- Total frontage of 100 feet with excellent visibility and the opportunity to be located in a highly trafficked shopping centre near Georgian College and Royal Victoria Regional Health Centre
- Total unit size is 19,204 square feet with the ability to be demised into 11,000 sf and 8,000 sf

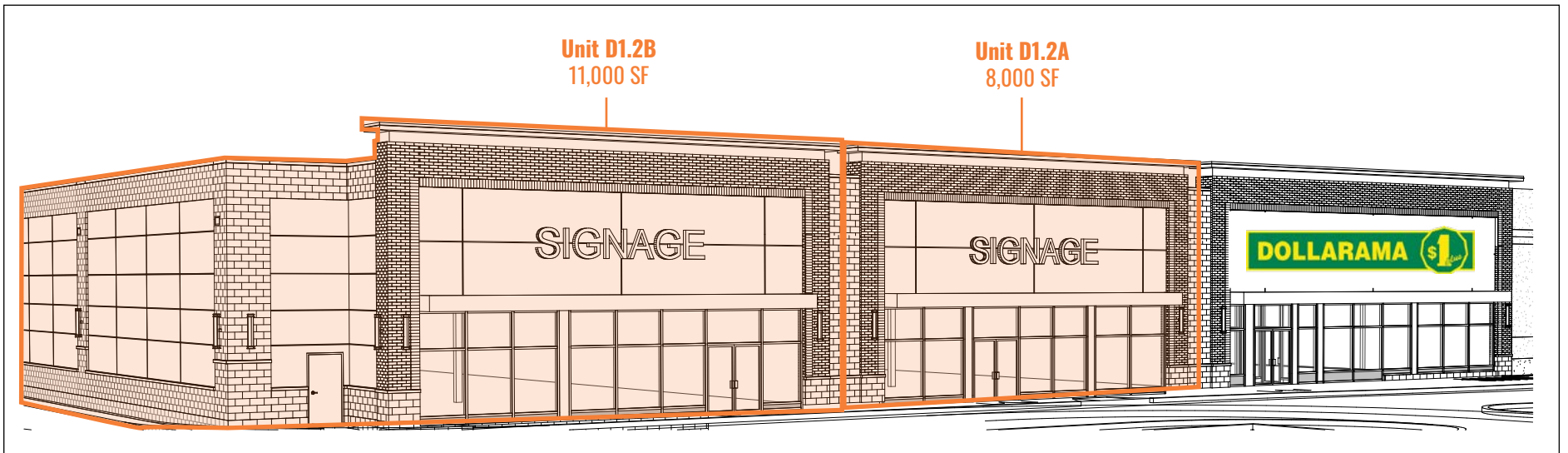


NORTH BARRIE CROSSING

307-637 Cundles Road East, Barrie, ON

SIGNAGE OPPORTUNITY / ELEVATION

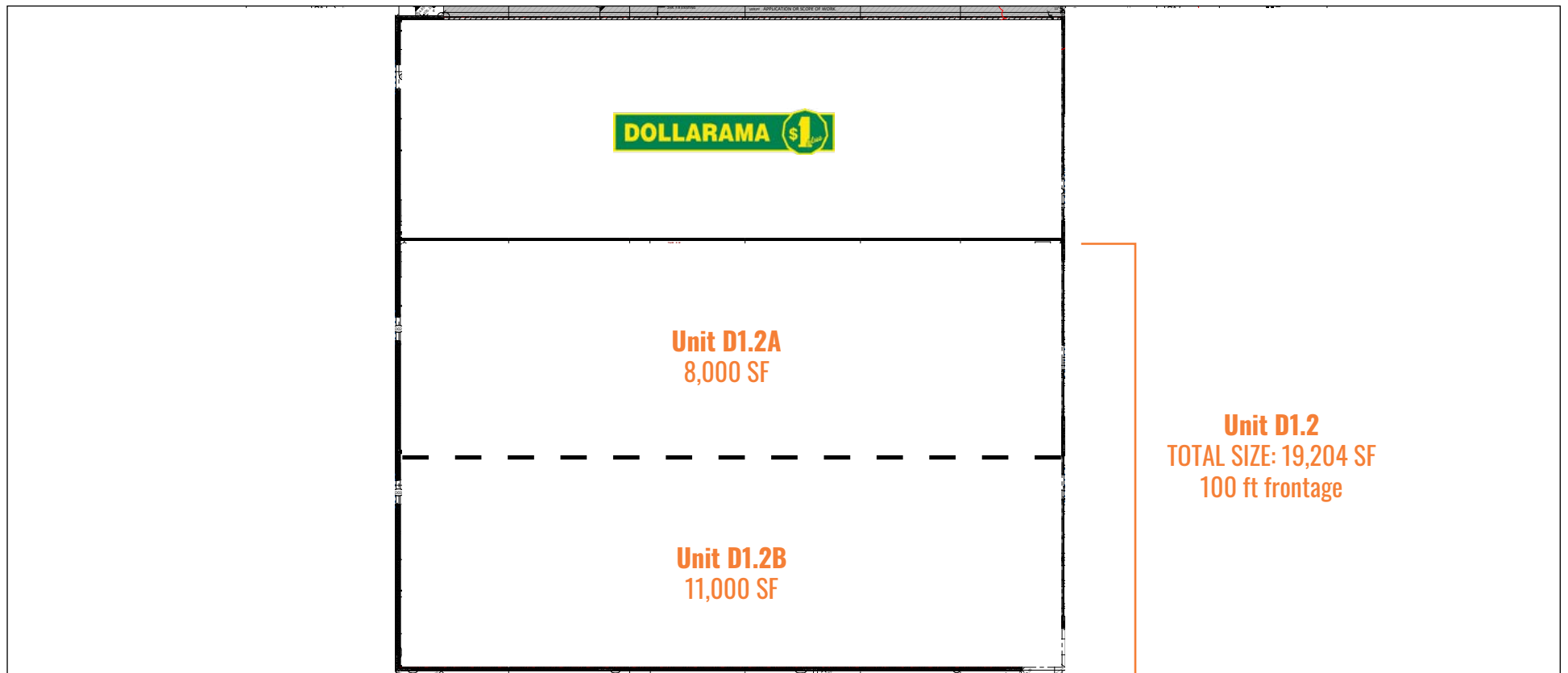
Unit D1.2
TOTAL SIZE: 19,204 SF



NORTH BARRIE CROSSING

307-637 Cundles Road East, Barrie, ON

PROPOSED DEMISING PLAN



NORTH BARRIE CROSSING

307-637 Cundles Road East, Barrie, ON

MARKET OVERVIEW

Situated in the heart of North Barrie, North Barrie Crossing stands as a vibrant 150,000 square foot grocery anchored open-air retail centre. Positioned prominently along Highway 400, this remaining unit boasts excellent visibility, complemented by its association with a host of national retail and service giants, further enhancing its appeal within this growing market.

Merely 1.6 kilometers from the centre lies Georgian College Barrie Campus, a bustling hub of educational activity accommodating 13,000 full-time students alongside 4,500 international scholars from 85 different countries. Surrounding this educational epicenter are multiple public and secondary schools, amplifying the foot traffic and consumer base for North Barrie Crossing. Moreover, in close proximity stands the Royal Victoria Regional Health Centre, an institution employing 3,500 individuals, enriching the community's employment landscape.

Notably, the Barrie Campus features the acclaimed Sadlon Centre for Health, Wellness, and Sciences, a state-of-the-art facility with a \$65-million investment, spanning 165,000 square feet. Since its inauguration in 2011, this center has enabled Georgian College to double its enrollment in health and wellness programs, accommodating 3,000 students seeking certifications, diplomas, and degrees in various health sciences disciplines. Furthermore, it serves as a hub for health care teaching clinics, labs, and classrooms, fostering collaboration and innovation accessible to the wider community. Adding to the area's allure, an Amazon warehouse is underway, promising a surge in employment opportunities and economic activity.





DEMOGRAPHICS

Demographics	1KM	3KM	5KM
Population	5,113	48,338	79,600
Daytime Population	9,430	44,719	77,402
Average Age	36.3	37.8	39.4
Number of Households	1,849	17,886	29,452
Average Household Income (\$)	\$109,359	\$111,242	\$112,119

FOR FURTHER INFORMATION PLEASE CONTACT:

Jonathon Gray

Director, Leasing / Sales Representative
(416) 585-4693
Jonathon.Gray@marcusmillichap.com

Ryan McLaughlin

Director, Leasing / Sales Representative
(416) 585-4647
Ryan.McLaughlin@marcusmillichap.com

Chantel de Waal

Associate / Sales Representative
(416) 585-4654
Chantel.deWaal@marcusmillichap.com

Marcus & Millichap

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap
200 King Street West, Suite 1210
Toronto, ON M5H 3T4
T (416) 585-4646
F (416) 585-4645

Mark A. Paterson
Broker of Record
Ontario
(416) 585-4646
Licence #: 4757872