

279 YONGE ST | BARRIE | ON

PRIME RETAIL FOR LEASE



JOIN NUMEROUS NATIONAL TENANTS IN THIS BUSY NEIGHBORHOOD PLAZA

AVAILABLE APRIL 1, 2024

SIZE 2,100 SF



279 YONGE STREET

PROPERTY SUMMARY

Allandale Marketplace is located along the busy Yonge Street node of Barrie, ON near downtown Barrie. Co-Tenants include major retailers such as Shopper's Drug Mart, Wholesale Club (shadow anchor), Pizza Pizza, D-Spot Dessert, Anytime Fitness, Easy Financial, WingsUp and many other attractive co-tenants that compliment one another.

The shopping centre has ample parking, easy access points, high profile signage opportunities and is situated within minutes from other amenities.



DETAILS

AVAILABLE SPACE

RENTABLE AREA	2,100 SF
ASKING RATE	\$30.00 PSF NET
ADDITIONAL RENT	\$13.00 PSF (ESTIMATED 2024)
OCCUPANCY	SEPTEMBER 1, 2024
MINIMUM TERM	10 YEARS

SUMMARY COMMENTS

SHADOW ANCHORED BY A GROCERY STORE

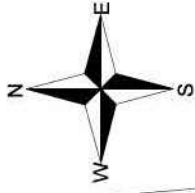
CO-TENANTS INCLUDE SHOPPER'S DRUG MART, PIZZA PIZZA, D-SPOT DESSERT, ANYTIME FITNESS, EASY FINANCIAL ANY MANY MORE COMPLIMENTING CO-TENANTS.

HIGH VISIBILITY PLAZA AND SUBJECT UNIT LOCATED RIGHT AT THE ENTRANCE OF THE SHOPPING CENTRE

AMPLE PARKING STALLS



SITE PLAN



Suite	Tenant
1	AVAILABLE (4,110 SF)
2-5	EASY FINANCIAL (3,500 SF)
5A	BARBERSHOP (535 SF)
6	ALLANDALE CRAFTERS (1,500) LIBERTY
7	TAX (680 SF)
8	WINCS UP (1,081 SF)
9-10	PIZZA PIZZA (2,034 SF)
11-13	SHOPPERS DRUG MART (12,812 SF)
14	WIMPY'S (2,015 SF)
15	DSPOT CAFE (2,022 SF)
16 - 18	ANYTIME FITNESS (6,065 SF)

Allandale Marketplace

279 Yonge Street, Barrie

Demographic Summary Report

Allandale Marketplace 279 Yonge St, Barrie, ON L4N 7T9

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **10,102 SF** Rent/SF/Yr: **-**
 Year Built: **1985**



Radius	1 km	2 km	5 km
Population			
2022	4,176	15,088	112,926
2027	4,473	16,045	120,799
2032	4,822	17,111	129,219
Growth 2022 - 2027	7.11%	6.34%	6.97%
Growth 2022 - 2032	15.47%	13.41%	14.43%
2022 Population by Occupation	2,248	7,843	61,107
Art, Culture, Recreation, Sport	47 2.09%	163 2.08%	1,419 2.32%
Business, Finance, Administrative	310 13.79%	1,068 13.62%	8,197 13.41%
Health	137 6.09%	550 7.01%	4,326 7.08%
Management	198 8.81%	710 9.05%	6,033 9.87%
Natural & Applied Sciences	159 7.07%	436 5.56%	3,485 5.70%
Primary Industry	58 2.58%	132 1.68%	791 1.29%
Processing, Manufacturing, Utilities	131 5.83%	492 6.27%	3,321 5.43%
Sales & Service	544 24.20%	2,048 26.11%	16,077 26.31%
Social Sci, Educ, Govmt, Religion	291 12.94%	960 12.24%	7,578 12.40%
Trades, Transport, Equip Oper	373 16.59%	1,284 16.37%	9,880 16.17%
Households			
2022	1,683	6,261	44,020
2027	1,830	6,763	47,718
2032	1,982	7,234	51,203
Growth 2022 - 2027	8.73%	8.02%	8.40%
Growth 2022 - 2032	1.78%	1.55%	1.63%
2022 Households by HH Income	1,683	6,261	44,020
Income: <\$40,000	379 22.52%	1,667 26.63%	11,020 25.03%
Income: \$40,000 - \$60,000	271 16.10%	1,045 16.69%	7,250 16.47%
\$60,000 - \$80,000	231 13.73%	865 13.82%	6,121 13.91%
\$80,000 - \$100,000	194 11.53%	750 11.98%	5,637 12.81%
\$100,000 - \$150,000	342 20.32%	1,160 18.53%	8,370 19.01%
\$150,000 - \$200,000	154 9.15%	494 7.89%	3,799 8.63%
\$200,000+	112 6.65%	278 4.44%	1,824 4.14%
2022 Average Household Income	\$106,283	\$93,155	\$93,890
2022 Median Household Income	\$76,127	\$68,978	\$71,836
2022 Per Capita Income	\$42,834	\$38,656	\$36,599

FOR MORE INFORMATION PLEASE CONTACT



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