

For Lease

PRIME RETAIL

521 BAYFIELD STREET | BARRIE | ON



REDWATER
CAPITAL



The Neighbourhood

Join one of Barrie's busiest retail hubs! This prime location along Bayfield Street, adjacent to Riocan's Georgian Mall, boasts exceptional traffic and visibility. Scheduled for occupancy in Q1 2025, this brand-new CRU building offers the perfect opportunity to capture the attention of both passersby and shoppers.

Surrounding tenants include major national brands such as Chick-fil-A, Walmart, Homesense, Tim Hortons, Bulk Barn, and many more, making this corridor a high-demand retail destination. With Barrie experiencing significant growth over the past five years, now is the perfect time to secure your spot in this thriving area.

Demographics

521 Bayfield St (10 km radius)

161,520	151,816	38.6
Population	Daytime Population	Median Age
\$104,838	59,959	11.28%
Average Household Income	Total Households	Growth Rate Next 5 Years

Bayfield Street North and South Bound Traffic (2018)

52,394
Average Daily Vehicle Traffic Count

Sources: Costar Group, 2024

Property Details

Location: 521 Bayfield Street, Barrie, ON L4M 4Z9

Accessibility: Along an arterial retail corridor near Highway 400

Neighborhood: Surrounded by national tenants including Wal-Mart, LCBO, ZEHR'S, Homesense, Shoppers Drug Mart, Mc Donald's, Chick-fil-A, Tim Horton's and many more national retailers

Proximity: Next to Georgian Mall

Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to Highway 400 ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space at 521 Bayfield Street in Barrie, ON.



Availability

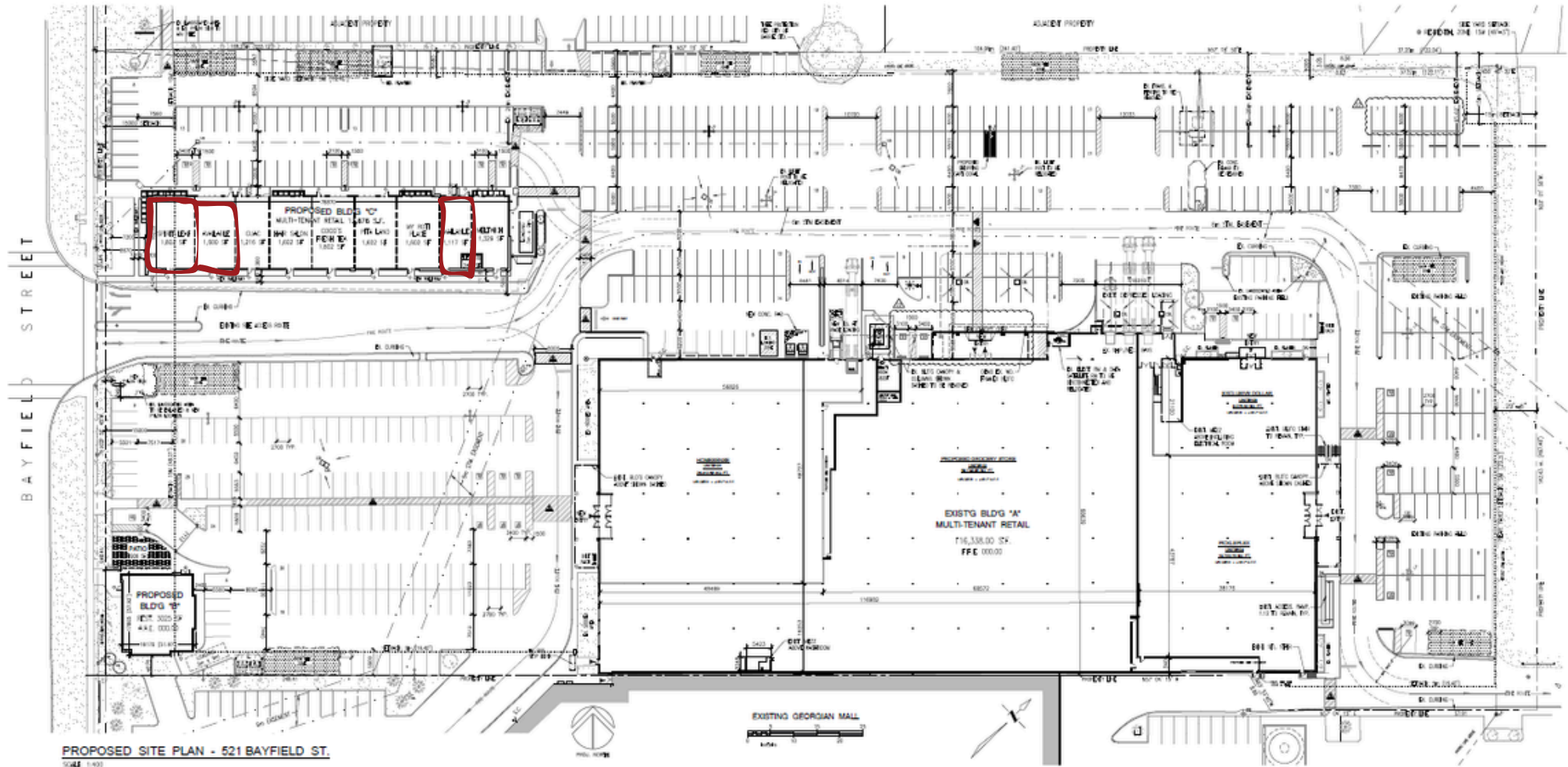
Location: 521 Bayfield Street, Barrie, ON L4M 4Z9

Availability:	<u>Unit #</u>	<u>Size</u>	<u>Net Rent</u>	<u>Additional Rent</u>	<u>Occupancy</u>	<u>Minimum Term</u>
	1	1,803 SF	\$50.00	\$7.00 PSF	Immediate	Ten (10) Years
	2	1,600 SF	\$48.00	\$7.00 PSF	Immediate	Ten (10) Years
	8	1,130 SF	\$48.00	\$7.00 PSF	Immediate	Ten (10) Years

Estimated (2024)



Site plan





Subject Property

Riocan Georgian Mall

Bayfield Street

**FOR MORE INFORMATION
PLEASE CONTACT**



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Demographic Summary Report

521 Bayfield St, Barrie, ON L4M 4Z9

Building Type: **General Retail** Total Available: **1,803 SF**
 Secondary: **Department Store** % Leased: **98.47%**
 GLA: **117,700 SF** Rent/SF/Yr: **\$50.00**
 Year Built: **1973**



Radius	1 km	2 km	5 km
Population			
2023	7,581	22,465	78,924
2028	8,342	24,770	86,958
2033	9,010	26,748	93,791
Growth 2023 - 2028	10.04%	10.26%	10.18%
Growth 2023 - 2033	18.85%	19.07%	18.84%
2023 Population by Occupation	4,115	12,148	42,379
Art, Culture, Recreation, Sport	83 2.02%	269 2.21%	1,154 2.72%
Business, Finance, Administrative	547 13.29%	1,620 13.34%	5,677 13.40%
Health	286 6.95%	933 7.68%	3,281 7.74%
Management	405 9.84%	1,220 10.04%	4,261 10.05%
Natural & Applied Sciences	219 5.32%	679 5.59%	2,154 5.08%
Primary Industry	20 0.49%	104 0.86%	472 1.11%
Processing, Manufacturing, Utilities	229 5.57%	673 5.54%	2,227 5.25%
Sales & Service	1,066 25.91%	3,270 26.92%	11,312 26.69%
Social Sci, Educ, Govmt, Religion	580 14.09%	1,452 11.95%	5,164 12.19%
Trades, Transport, Equip Oper	680 16.52%	1,928 15.87%	6,677 15.76%
Households			
2023	2,855	8,275	31,733
2028	3,174	9,222	35,312
2033	3,438	9,987	38,164
Growth 2023 - 2028	11.17%	11.44%	11.28%
Growth 2023 - 2033	2.04%	2.07%	2.03%
2023 Households by HH Income	2,855	8,275	31,733
Income: <\$40,000	660 23.12%	1,820 21.99%	8,336 26.27%
Income: \$40,000 - \$60,000	443 15.52%	1,279 15.46%	5,258 16.57%
\$60,000 - \$80,000	406 14.22%	1,183 14.30%	4,534 14.29%
\$80,000 - \$100,000	410 14.36%	1,195 14.44%	4,127 13.01%
\$100,000 - \$150,000	590 20.67%	1,717 20.75%	5,624 17.72%
\$150,000 - \$200,000	236 8.27%	730 8.82%	2,468 7.78%
\$200,000+	108 3.78%	351 4.24%	1,387 4.37%
2023 Average Household Income	\$95,038	\$97,188	\$93,082
2023 Median Household Income	\$75,769	\$77,542	\$69,754
2023 Per Capita Income	\$35,791	\$35,799	\$37,426

