

RETAIL PROPERTY

FOR LEASE



46 Mississaga Street East, Orillia, ON, L3V 3A8



An excellent opportunity to lease a highly visible unit in the core of Orillia's vibrant downtown.

- This 1,566 SF space offers an efficient and flexible layout well-suited for boutique retail, specialty goods, personal services, food-oriented concepts (where permitted), or other adaptive commercial uses.
- Prominent storefront with strong street presence, visibility, and signage potential.
- Efficient open floor plan allowing for a variety of layouts and merchandising concepts.
- High pedestrian and vehicle traffic with consistent year-round activity.
- Close proximity to public parking and convenient access to local transit.
- Situated just steps from Orillia's waterfront, the property benefits from steady foot traffic generated by both local residents and seasonal tourism.
- An ideal opportunity for operators seeking a strategic downtown location in one of Ontario's fastest-growing small urban markets.

ADAM HENECHOWICZ
Sales Representative
O: +1(416)636.8898 EXT. 289
C: +1(416)723.6045
ahencho@thebehargroup.com



The Behar Group Realty Inc., Brokerage



SUBJECT SITE
4,800 (AADT, 2023)

PROPERTY DETAILS

Size:	1,566 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Additional Rent:	\$8.00 SF/yr
Availability:	Immediate

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	5,973	32,141	40,690
Daytime Population	9,726	34,081	43,831
Total Households	2,811	13,720	17,074
Average Household Income	\$83,147	\$97,675	\$105,013

Data Source: Environics Estimates 2025

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

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THE BEHAR GROUP™

BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

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Head Office (Mailing Address)

1170 Sheppard Avenue West, Suite 24,
Toronto, ON, M3K 2A3
Tel: 416.636.8898 | Fax: 416.636.8890

Downtown Office

30 Duncan Street, Suite 201
Toronto, ON, M5V 2A3

Vancouver Office

1110 Hamilton St, Unit 206
Vancouver, BC V6B 6C5
Tel: 604.616.0013

Calgary Office

639 5th Ave SW, Suite 2500
Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage
www.TheBeharGroup.com

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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