

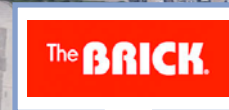


VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

FOR LEASE

406 Bryne Drive #2
Barrie, ON

**HIGH-EXPOSURE RETAIL
IN TOP RETAIL HUB**



Bryne Dr



Caplan Ave



Barrie View Dr

406 Bryne Drive #2 Barrie, ON



PROPERTY HIGHLIGHTS

- Located in Barrie's dominant retail node at Mapleview Drive & Bryne Drive
- Former HSBC layout with existing infrastructure and adaptable floorplan
- Adjacent to Dollarama and Farm Boy, and surrounded by major national co-tenants including LCBO, Home Depot, The Brick, Staples, CIBC, and Scotiabank
- Prominent pylon signage available at the hard northwest corner of Mapleview & Bryne Drive, offering unmatched exposure
- Strong day and evening traffic supported by anchor tenants and surrounding residential density
- Ample on-site parking with easy customer access
- Zoning: C4 - General Commercial
- Suggested uses: financial services, medical/healthcare/clinic, restaurant/QSR, beauty & wellness services, general retail/service

PROPERTY DETAILS

Type:	For lease
Size:	4,092 sq.ft.
Rent:	Contact listing agent
TMI:	\$12/sq.ft.
Possession:	Immediate



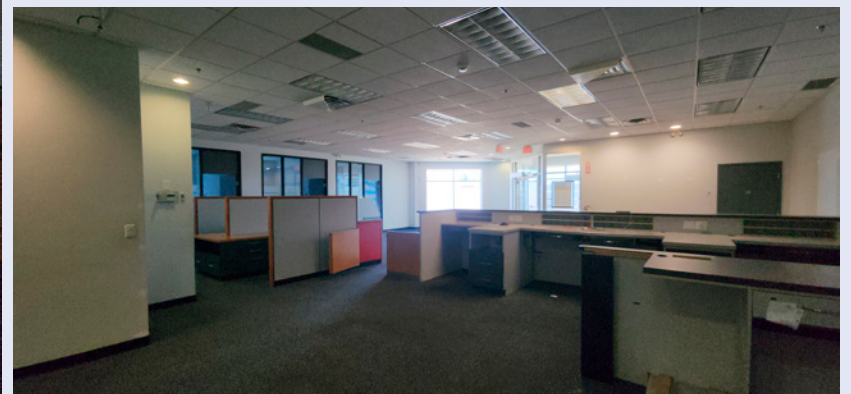
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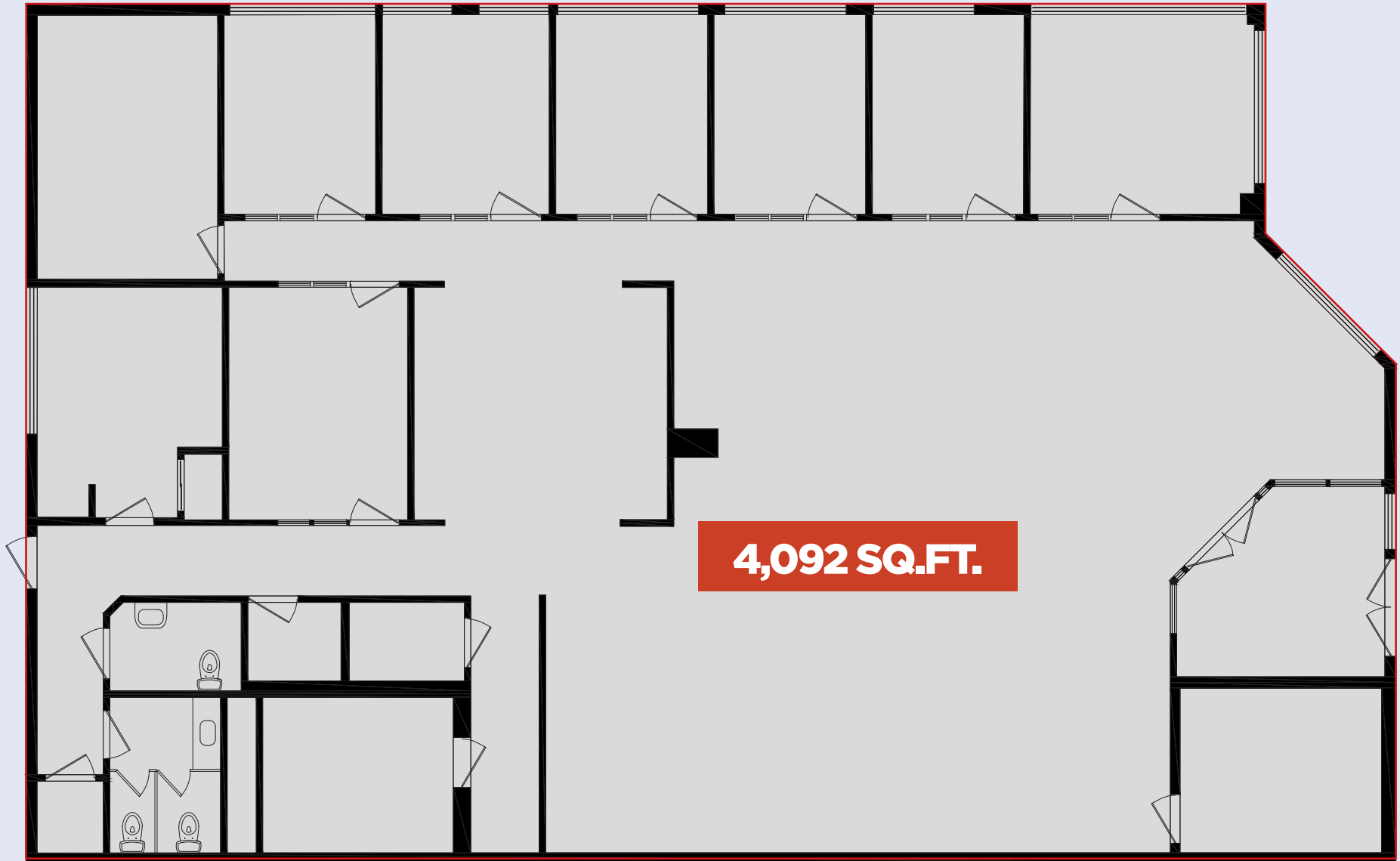
The **Bryne Drive North Extension** is now open – improving connectivity and traffic flow, enhancing site accessibility from all directions



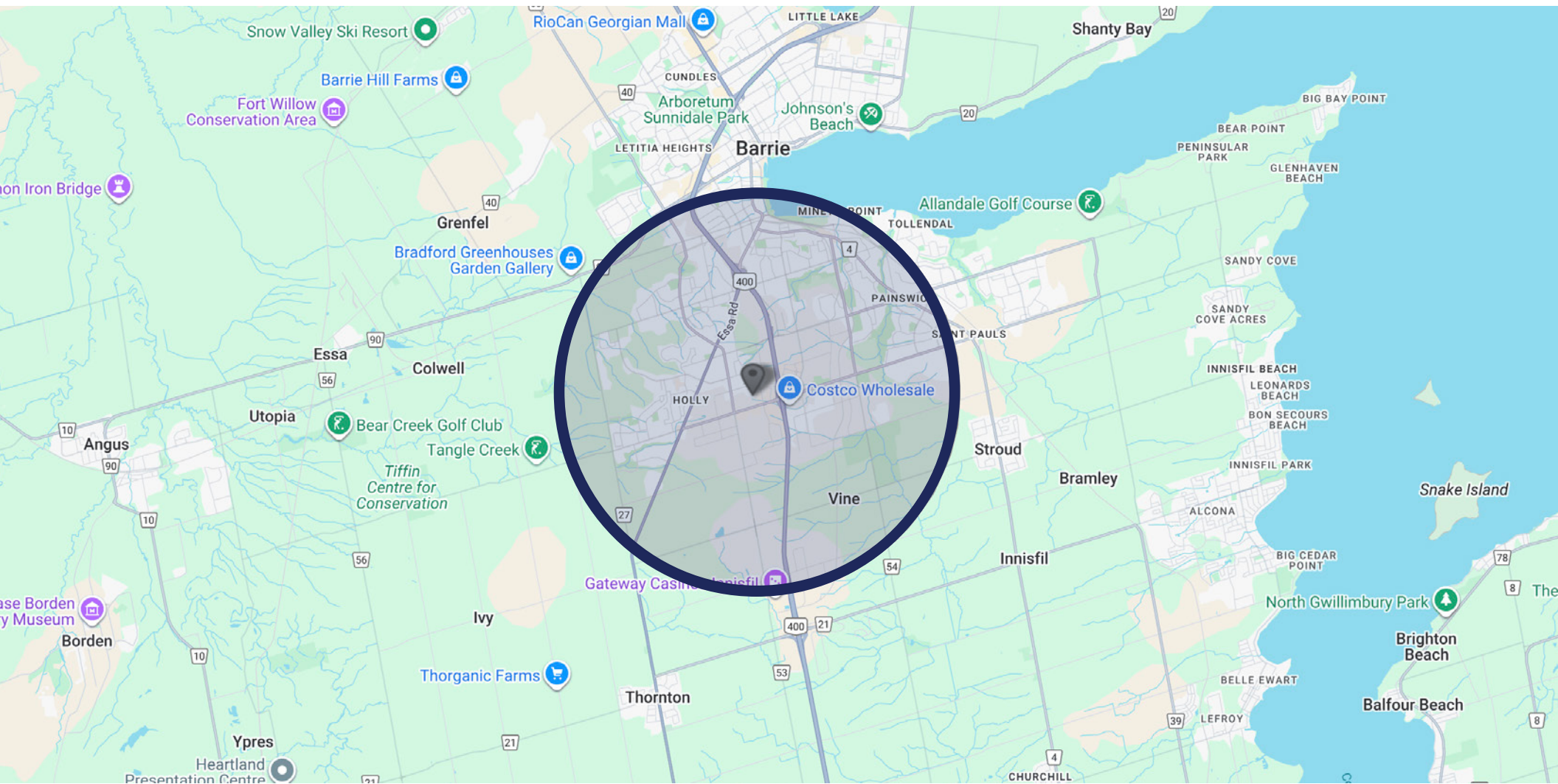
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AREA DEMOGRAPHICS

Within 3 km radius of property



POPULATION
72,474



AVERAGE INCOME
\$133,613*

* Annually per household



MEDIAN AGE
37.4

**LANDLORD &
DEVELOPER | SERVICES:**

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