



VALUE INSIGHT
REALTY
 REAL ESTATE ADVISORY GROUP

FOR LEASE

406 Bryne Drive #2
 Barrie, ON

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



Barrie View Dr

Bryne Dr

Caplan Ave

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:	Unit 2: 4,093 sq.ft. or demised as Unit 2A: 2,600 sq.ft. and Unit 2B: 1,500 sq.ft.
Rent:	Contact listing agent
TMI:	\$12/sq.ft.
Possession:	Immediate



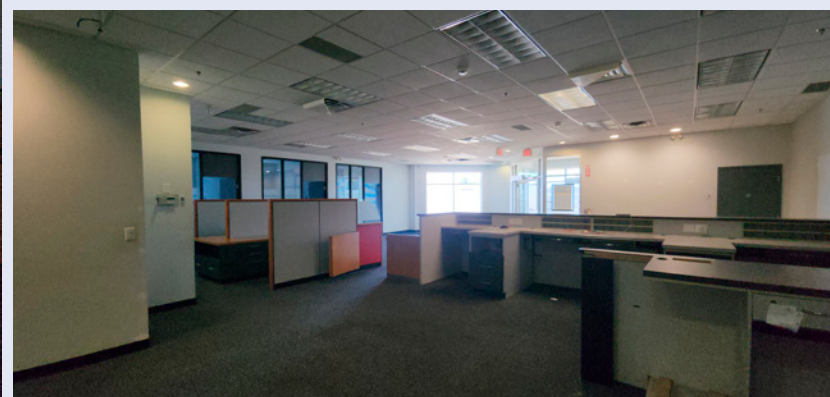
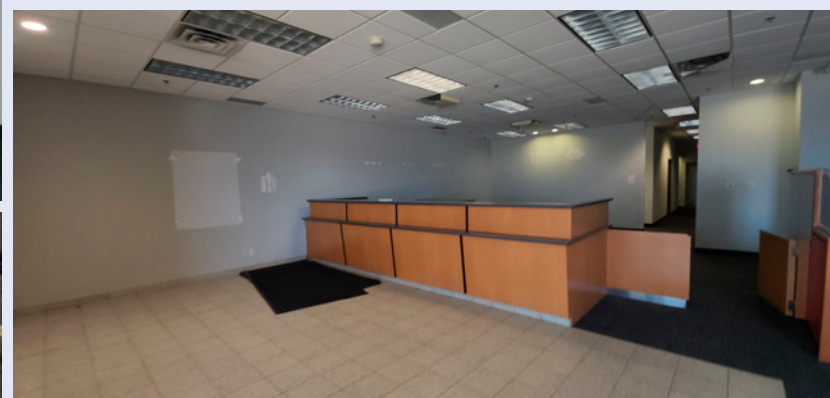
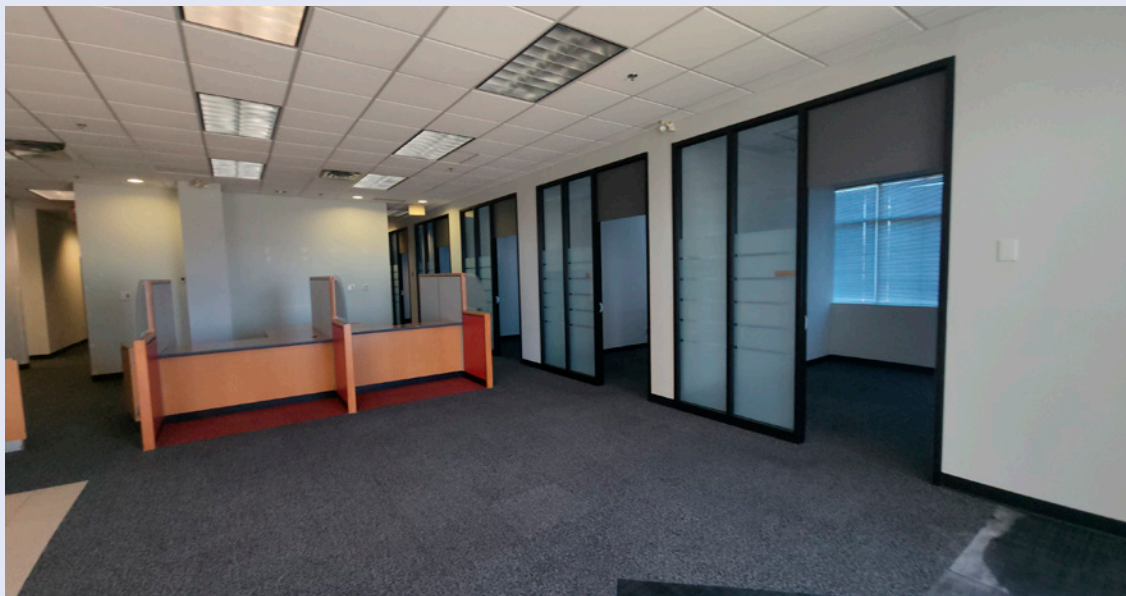
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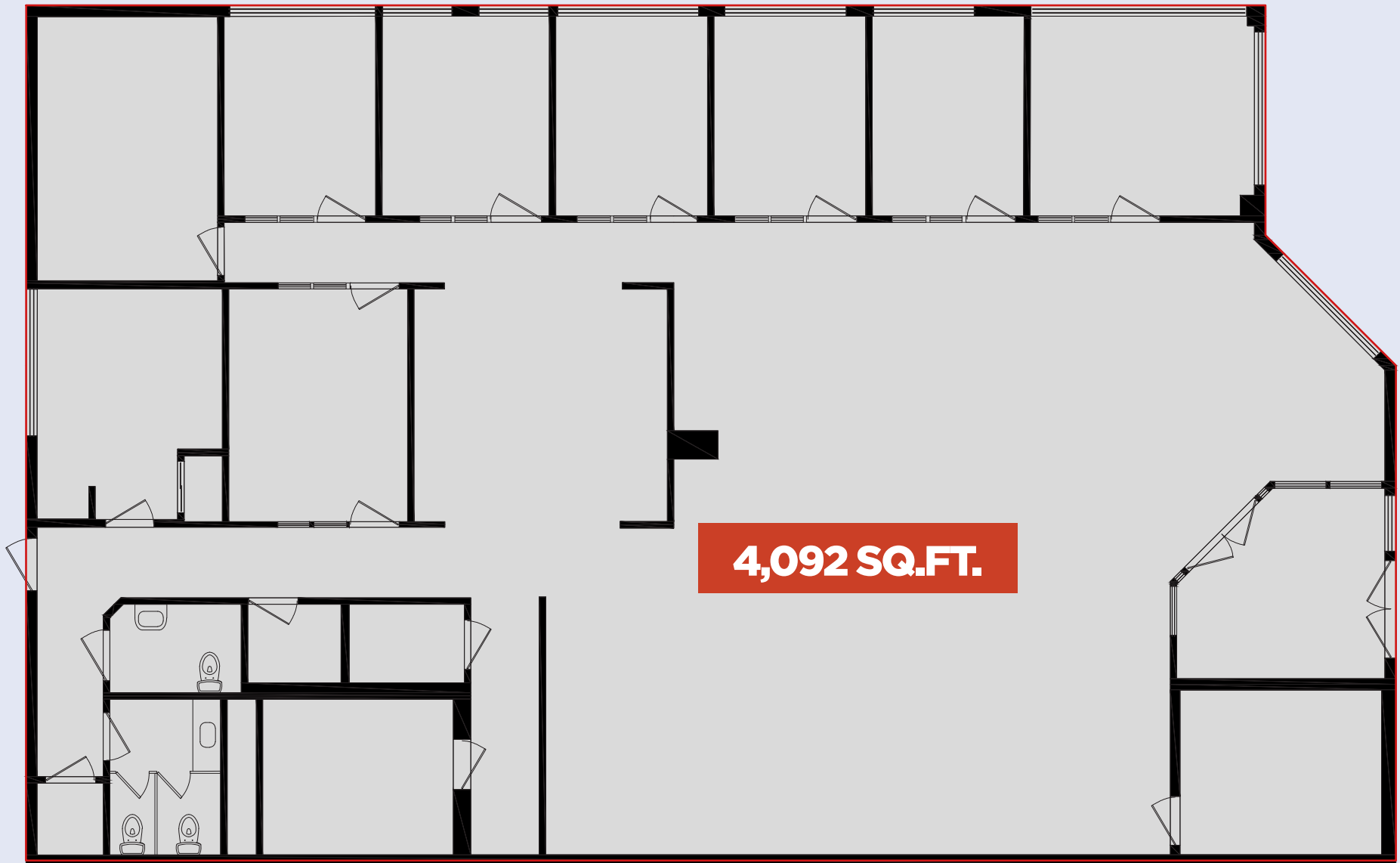
The **Bryne Drive North Extension** is now open – improving connectivity and traffic flow, enhancing site accessibility from all directions



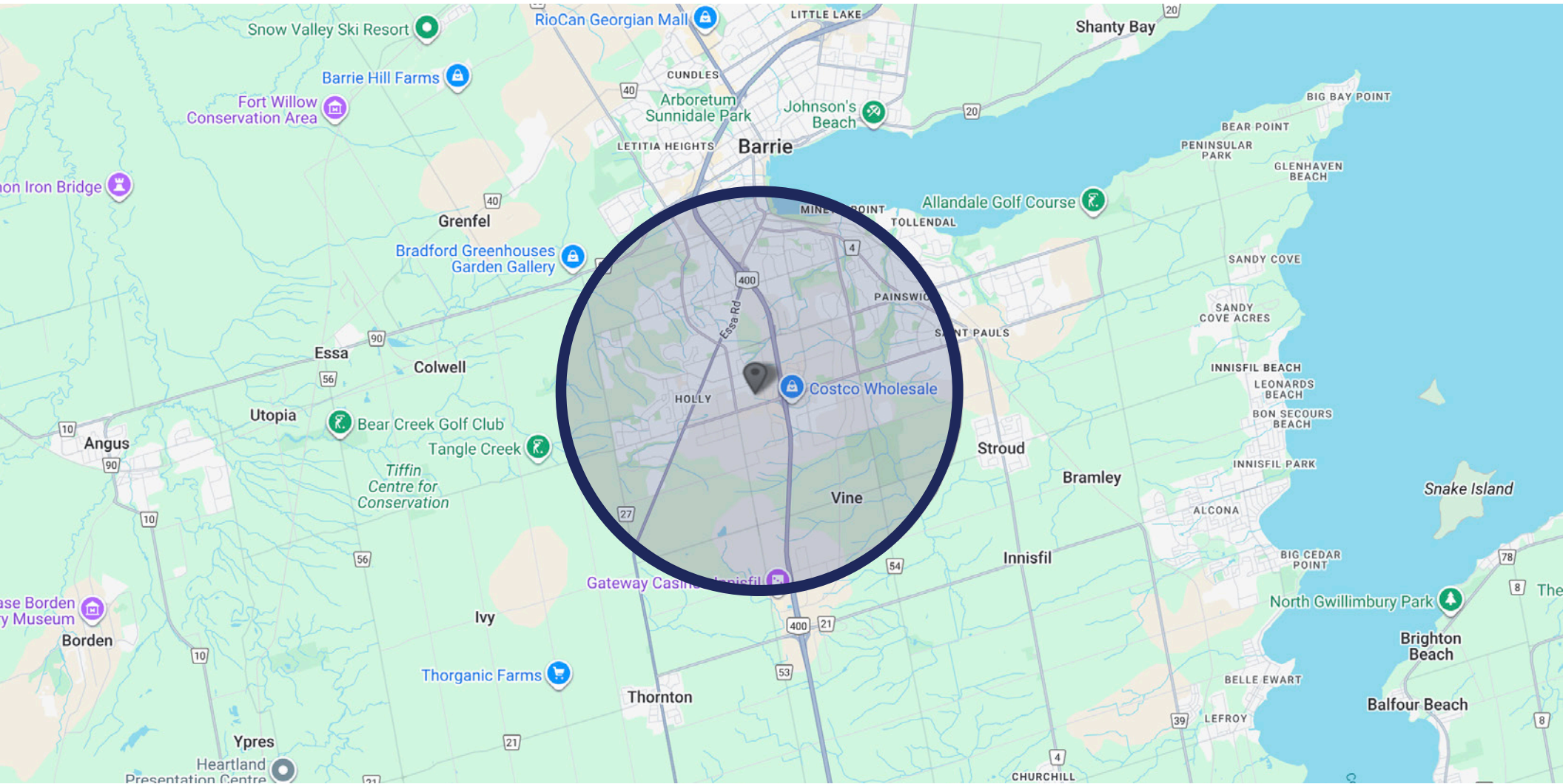
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AREA DEMOGRAPHICS

Within 3 km radius of property



POPULATION
72,474



AVERAGE INCOME
\$133,613*

** Annually per household*



MEDIAN AGE
37.4

**LANDLORD &
DEVELOPER | SERVICES:**

SARI SAMARAH*

President & CEO

416.269.6747 x 101

sari.samarah@valueinsightrealty.com

ELI VLADIMIRSKY**

Vice President

416.269.6747 x 105

eli.vladimirsky@valueinsightrealty.com

