



VALUE INSIGHT
 REALTY
 REAL ESTATE ADVISORY GROUP

FOR LEASE

42 Caplan Avenue
 Barrie, ON

**PRIME RETAIL OPPORTUNITY
 IN THE HEART OF BARRIE**



Caplan Ave



Barrie View Dr



42 Caplan Avenue Barrie, ON



PROPERTY HIGHLIGHTS

- Located in the heart of Barrie's dominant retail node at Mapleview Drive & Bryne Drive
- Exceptional visibility within one of the city's busiest and most established retail corridors
- Surrounded by major national co-tenants including Farm Boy, LCBO, Dollarama, The Brick, Staples, Home Depot, and CIBC
- Prominent frontage along Caplan Avenue with multiple access points and abundant surface parking
- Former appliance store with upgraded mechanical systems, wide-open layout, and ready for immediate tenant improvements
- Excellent pylon and building signage opportunities with visibility from Caplan Avenue, Bryne Drive, and strong sightlines from Mapleview Drive
- Bryne Drive Extension now open, enhancing connectivity and overall site accessibility
- Ideal for fitness, grocery, medical, showroom, furniture, and other high-profile retail uses requiring size, visibility, and convenience

PROPERTY DETAILS

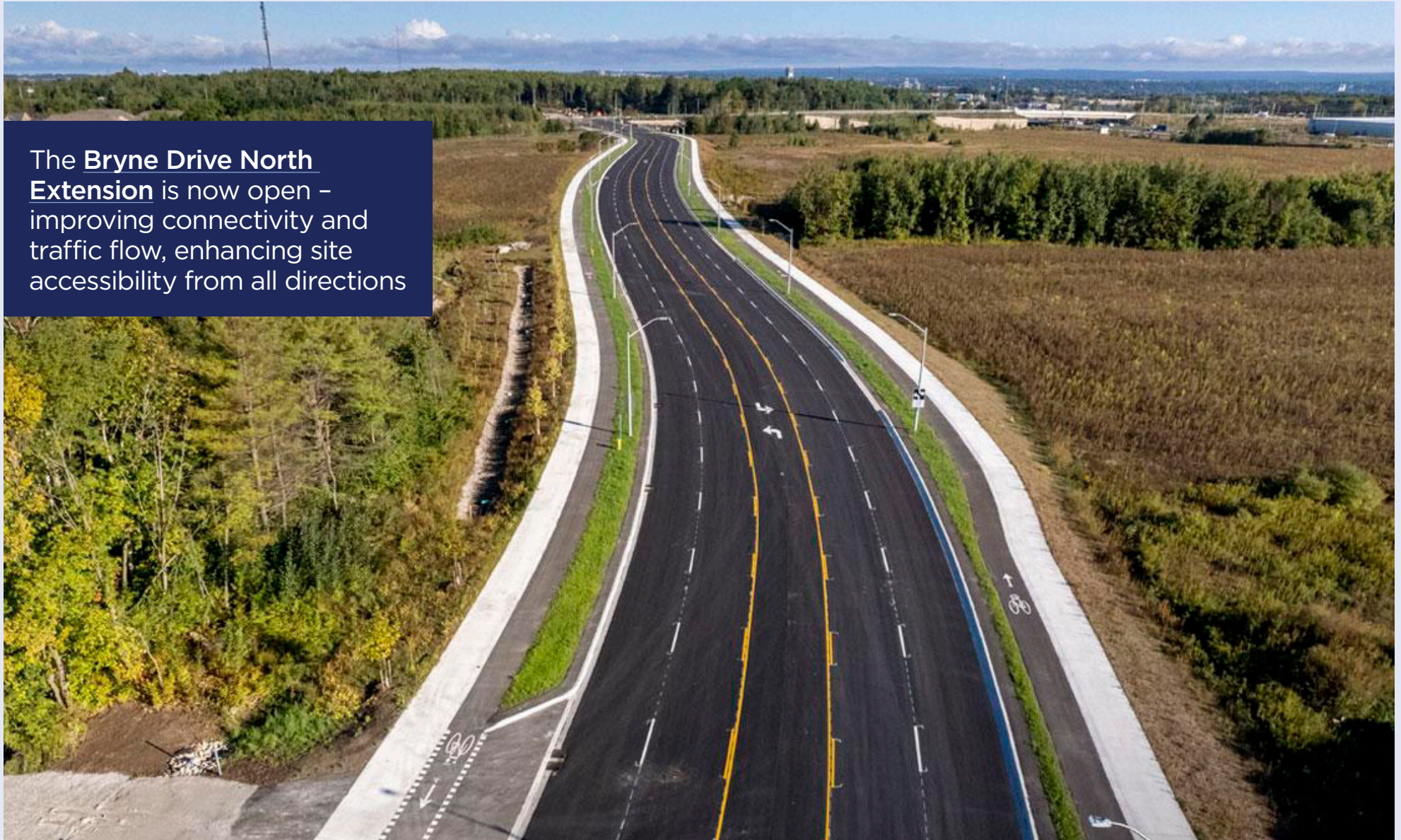
Type:	For lease
Size:	21,000 sq.ft. or divisible to 10,000 sq.ft.
Units:	#3 & 4 (20+ foot ceilings)
Rent:	Contact listing agent
TMI:	\$12/sq.ft.
Possession:	Immediate
Parking:	Ample on-site surface parking
Connectivity:	Minutes from Hwy 400 and Mapleview Dr.



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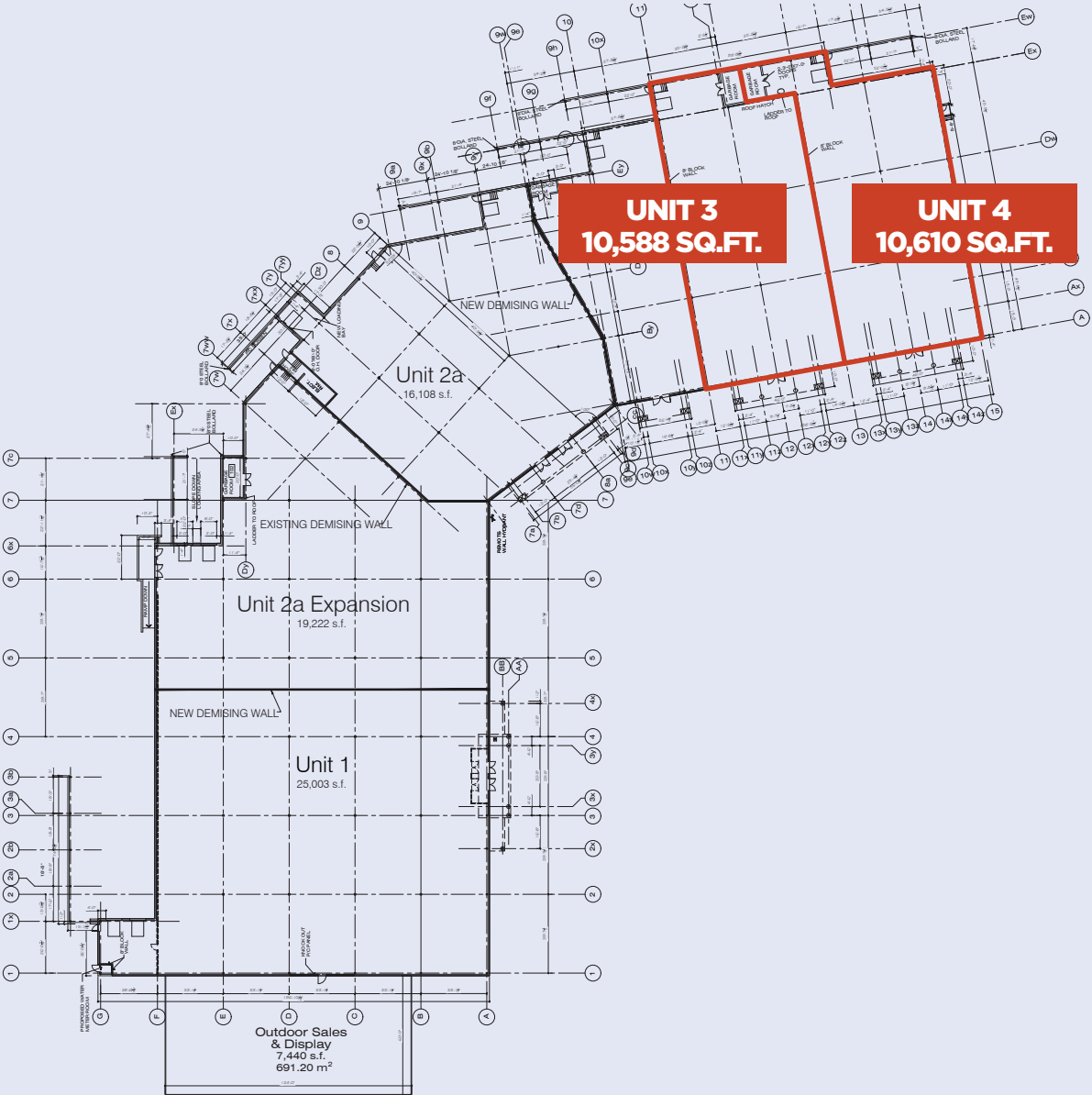
The **Bryne Drive North Extension** is now open – improving connectivity and traffic flow, enhancing site accessibility from all directions



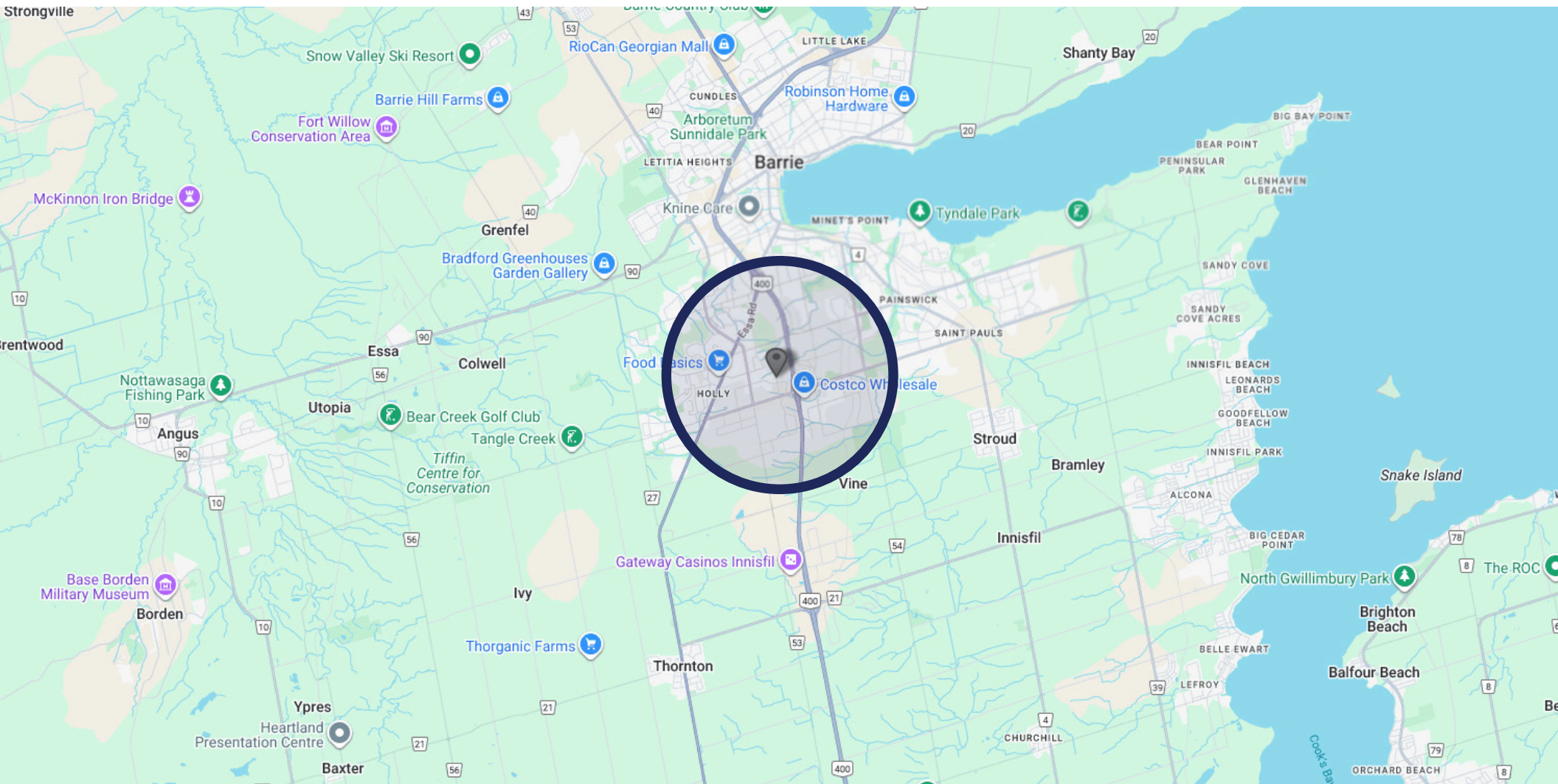
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AREA DEMOGRAPHICS

Within 3 km radius of property



POPULATION
30,585



AVERAGE INCOME
\$137,505*

** Annually per household*



MEDIAN AGE
36.9

**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

