



**VALUE INSIGHT**  
**REALTY**  
 REAL ESTATE ADVISORY GROUP

**FOR LEASE**

406 Bryne Drive #2  
 Barrie, ON

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



**UNIT 2**



**LCBO**



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

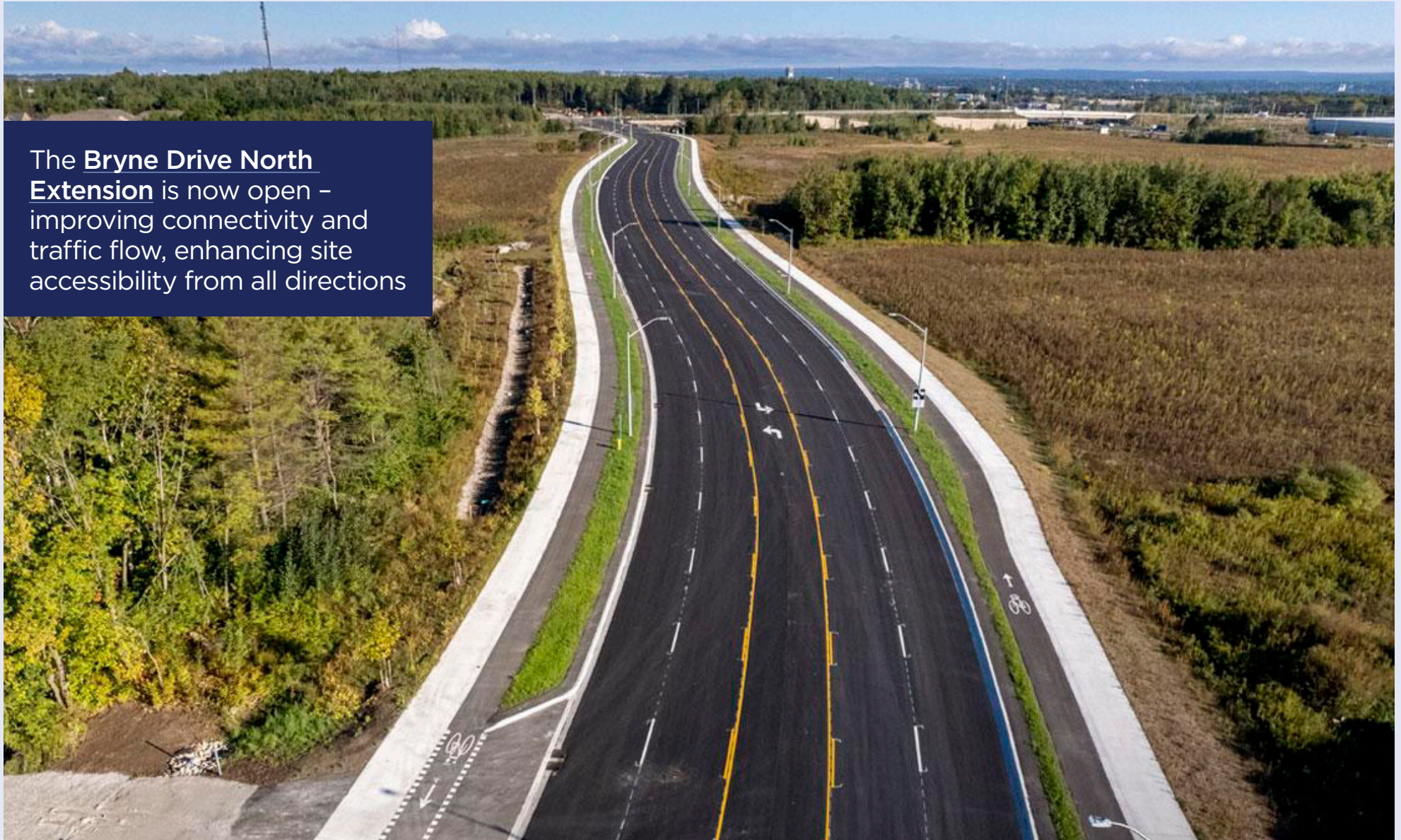
|             |   |
|-------------|---|
| Type:       | <b>For lease</b>  |
| Size:       | <b>Unit 2: 4,092 sq.ft. or demised as Unit 2A: 2,600 sq.ft. and Unit 2B: 1,500 sq.ft.</b> |
| Rent:       | <b>Contact listing agent</b>  |
| TMI:        | <b>\$12/sq.ft.</b>  |
| Possession: | <b>Immediate</b>  |



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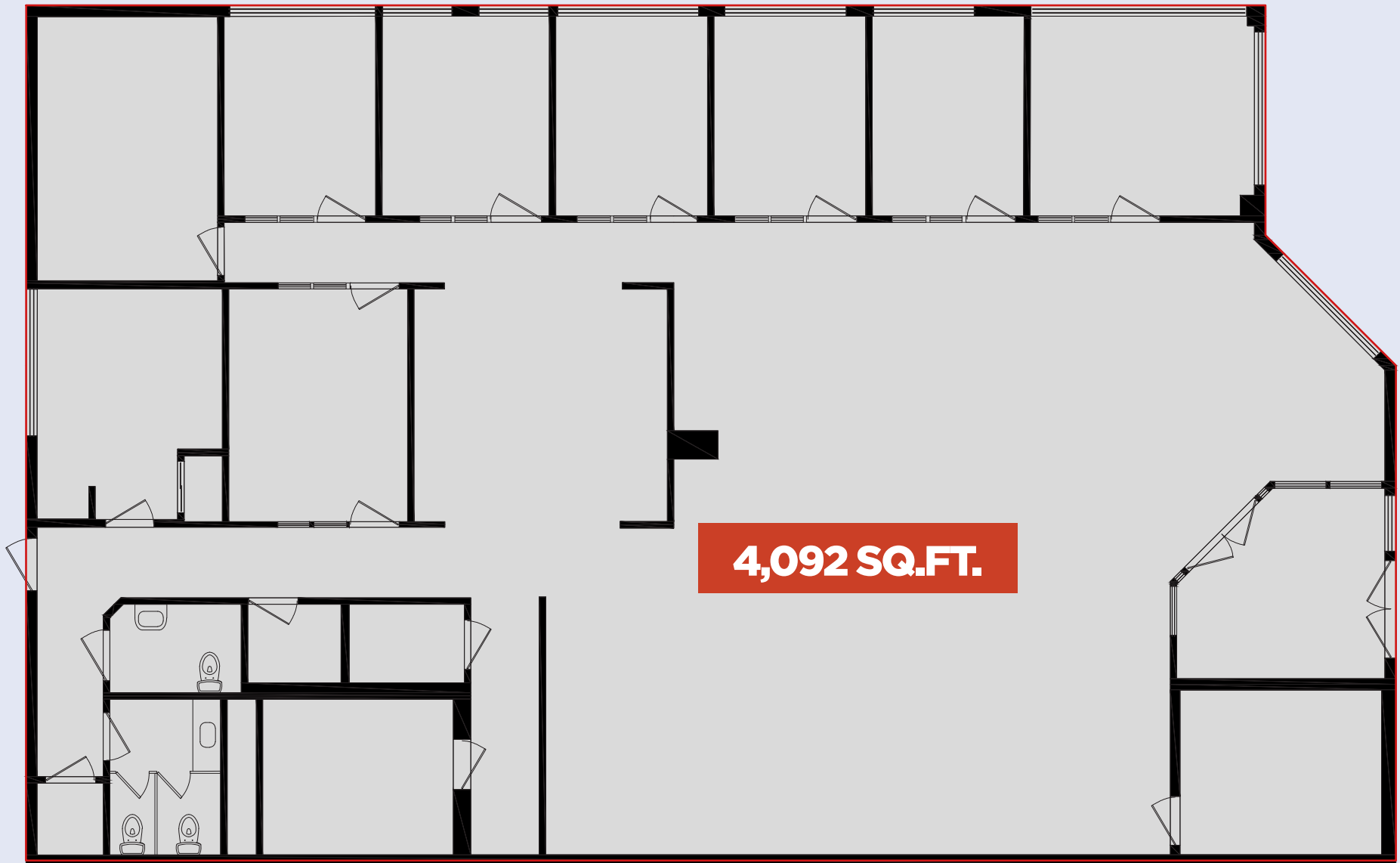
The **Bryne Drive North Extension** is now open – improving connectivity and traffic flow, enhancing site accessibility from all directions



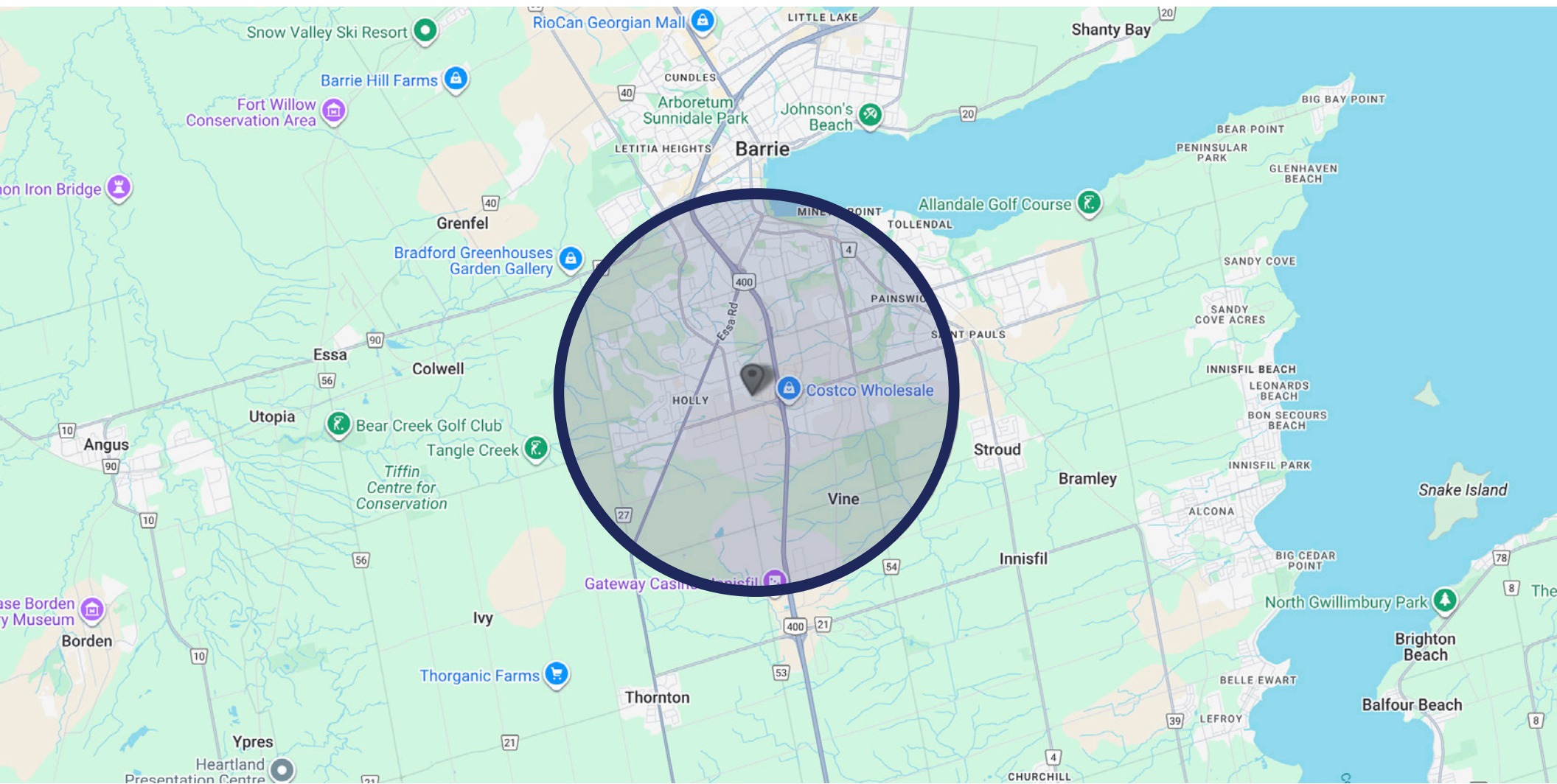
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## AREA DEMOGRAPHICS

*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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