

PRIME RETAIL FOR LEASE

KOZOLOV CENTRE



400 BAYFIELD STREET, BARRIE, ON

Available Sizes

1,612 sf | 1,790 sf | 1,788 sf | 13,080 sf | 24,000 sf



REDWATER
CAPITAL

400 BAYFIELD STREET | BARRIE | ON

PROPERTY SUMMARY

Experience a array of incredible leasing possibilities at the popular Kozolov Centre, conveniently situated in the heart of the vibrant Barrie, Ontario retail corridor known as Bayfield Street. This unparalleled destination presents a myriad of exceptional opportunities for retailers and service providers, ensuring unrivaled exposure and seamless connectivity to a dynamic and diverse customer base, all along the bustling Highway 26.

Immerse yourself in the seamless leasing experience offered by Kozolov Centre, where an array of hassle-free options awaits you. From cozy storefronts to expansive spaces, our diverse range of leasing choices caters to your unique requirements.

Elevate your business presence with Kozolov Centre's coveted location, boasting a captivating mix of retailers that draw an abundance of foot traffic. As a testament to our commitment to convenience, ample parking is available for both tenants and visitors, while our strategic proximity to major highways ensures easy accessibility for all.

To top it all off, Kozolov Centre is proudly anchored by the renowned grocery giant, Metro, adding an extra layer of appeal and allure to this exceptional leasing opportunity.

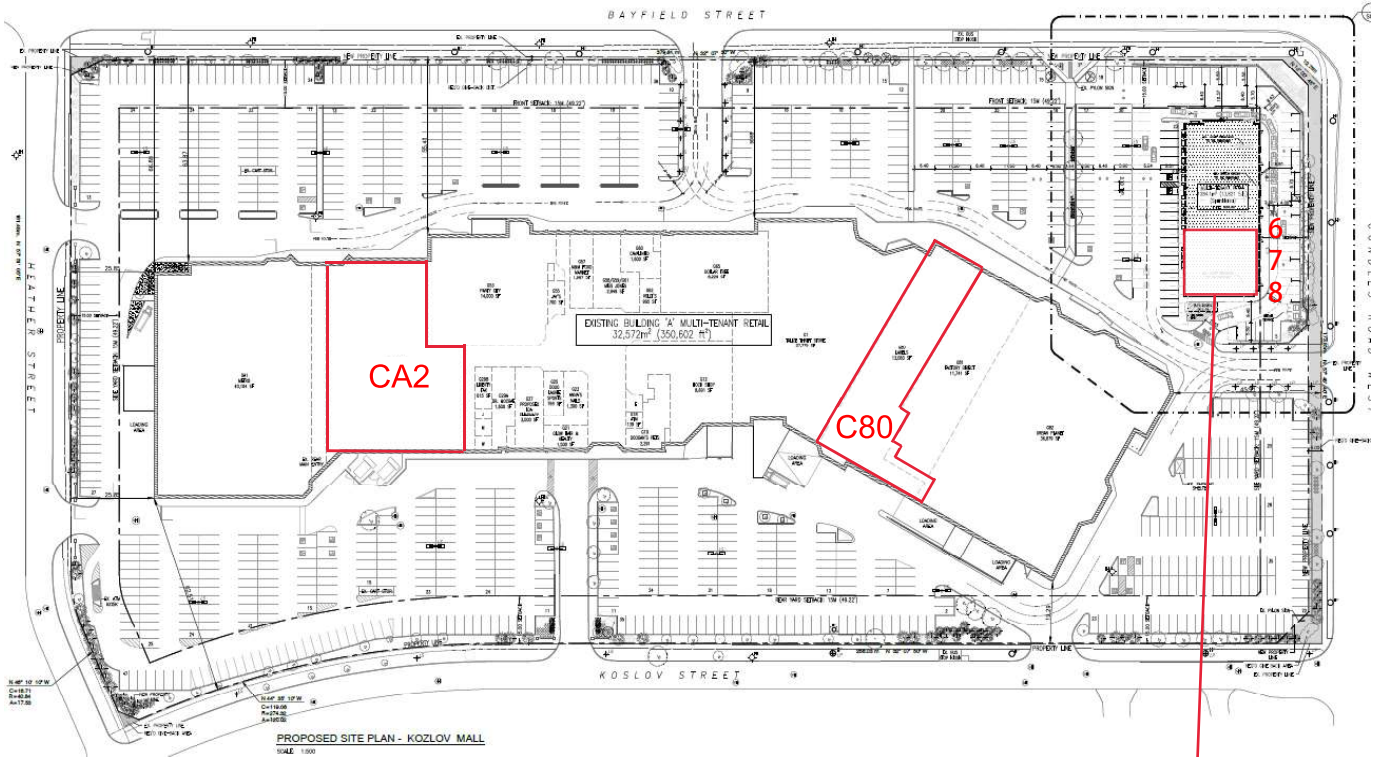
Uncover the endless possibilities that await you at Kozolov Centre, and join a thriving community of successful businesses, all flourishing within the unparalleled ambiance of this premier destination.

DETAILS

AVAILABLE SPACE	UNIT C80	UNIT CA 2	UNIT 6 7 8
SIZE	13,080SF	24,000SF	1,612 SF 1,790 SF 1,788 SF
ASKING RATE	\$15.00PSF NET	\$15.00PSF NET	\$45.00 PSF NET
ADDITIONAL RENT	\$8.90PSF (EST 2024)	\$8.490PSF (EST 2024)	\$8.90 PSF (EST 2024)
OCCUPANCY	IMMEDIATE	IMMEDIATE	Q1 2025
MINIMUM TERM	10YEARS	10YEARS	10 YEARS



SITE PLAN



AVAILABLE SPACE ———



Demographic Summary Report

Radius	1 km		2 km		5 km	
Population						
2023	8,154		23,717		107,427	
2028	8,899		25,962		118,525	
2033	9,548		27,917		128,076	
Growth 2023 - 2028	9.14%		9.47%		10.33%	
Growth 2023 - 2033	17.10%		17.71%		19.22%	
2023 Population by Occupation						
Art, Culture, Recreation, Sport	121	3.21%	390	3.37%	1,388	2.39%
Business, Finance, Administrative	498	13.21%	1,498	12.94%	7,887	13.56%
Health	253	6.71%	877	7.57%	4,205	7.23%
Management	361	9.57%	953	8.23%	5,673	9.75%
Natural & Applied Sciences	184	4.88%	578	4.99%	3,107	5.34%
Primary Industry	55	1.46%	213	1.84%	730	1.25%
Processing, Manufacturing, Utilities	219	5.81%	608	5.25%	3,207	5.51%
Sales & Service	1,042	27.63%	3,300	28.50%	15,624	26.86%
Social Sci, Educ, Govmt, Religion	462	12.25%	1,339	11.56%	7,099	12.20%
Trades, Transport, Equip Oper	576	15.27%	1,824	15.75%	9,250	15.90%
Households						
2023	4,419		11,477		42,510	
2028	4,876		12,699		47,377	
2033	5,239		13,673		51,305	
Growth 2023 - 2028	10.34%		10.65%		11.45%	
Growth 2023 - 2033	1.86%		1.91%		2.07%	
2023 Households by HH Income						
Income: <\$40,000	1,889	42.75%	4,313	37.58%	10,594	24.92%
Income: \$40,000 - \$60,000	821	18.58%	2,095	18.25%	7,021	16.52%
\$60,000 - \$80,000	583	13.19%	1,621	14.12%	6,078	14.30%
\$80,000 - \$100,000	416	9.41%	1,230	10.72%	5,589	13.15%
\$100,000 - \$150,000	450	10.18%	1,345	11.72%	7,919	18.63%
\$150,000 - \$200,000	160	3.62%	525	4.57%	3,472	8.17%
\$200,000+	101	2.29%	348	3.03%	1,839	4.33%
2023 Average Household Income	\$66,642		\$74,225		\$94,597	
2023 Median Household Income	\$46,629		\$52,477		\$71,699	
2023 Per Capita Income	\$36,116		\$35,919		\$37,433	

FOR MORE INFORMATION
PLEASE CONTACT



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