



# Brantford Bell Centre

221 Henry Street | Brantford, ON



**RETAIL  
FOR  
LEASE**





PROPERTY DETAILS

Building AC:	1,320 SF (Available Q3 - 2025)
Unit C:	20,314 SF (Available immediately)
Unit D2:	20,000 SF (Available Q3 - 2025)
Net Rent:	Contact Listing Agent
Additional Rent:	2024 estimate
Property Taxes:	\$5.35 per sq ft
Operating Costs:	\$4.16 per sq ft

DEMOGRAPHICS

Drivetimes | Source: Statistics Canada, 2024

	5 minutes	10 minutes
 Population	21,564	89,675
 DaytimePopulation	26,012	89,471
 TotalHouseholds	9,255	37,036
 Avg. Household Income	\$71,565	\$82,915
 Median Age	41.4	42.1

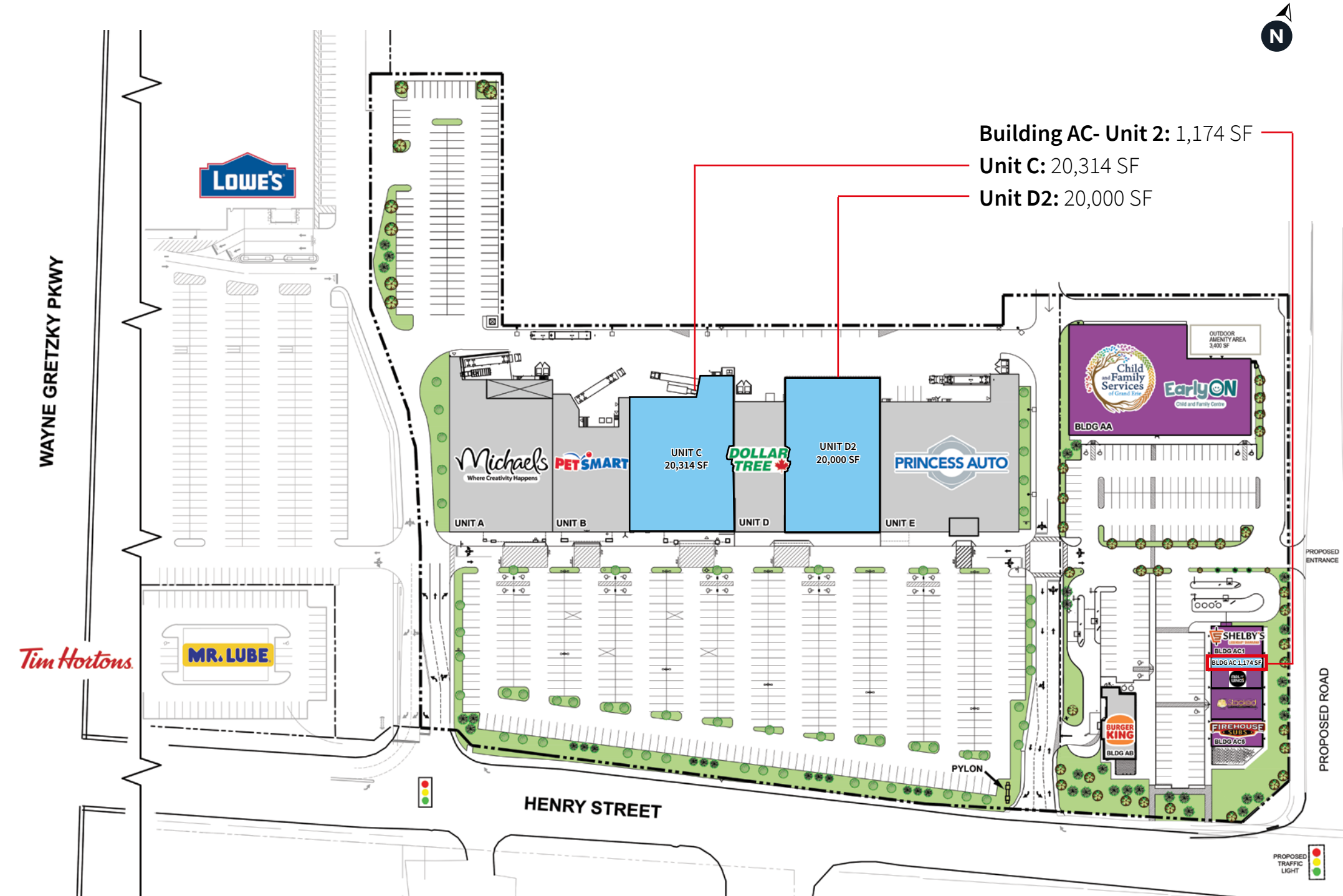


## PROPERTY HIGHLIGHTS

- The 150,427 SF Brantford Bell Centre is south of Hwy 403 on the north side of Henry Street just east of Wayne Gretzky Pkwy.
- Anchor tenants include Michaels, PetSmart, Dollar Tree, Princess Auto, Burger King. Child and Family Services of Grand Erie, Shelby Shawarma, Stacked Pancake, Mac N Wings, and Firehouse Sub coming Q3 2025.
- Lowes, Tim Hortons, and Mr. Lube are abutting shadow anchors.
- Zoning C12 uses include:
  - Building supply centres, Financial institutions, General offices, Health clubs, Home furnishing stores, Pharmacies, Place of Entertainment/Recreation, Restaurants: full service, take-out, and fast food (including drive-thru) service, Retail stores, Retail warehouses, Specialty retail stores, Supermarkets and more!
- Parking Ratio: 5.5 cars/100 m<sup>2</sup>.
- PiinPoint: 21,239 vehicles per day

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## SITE PLAN



## RETAIL FOR LEASE

BRANTFORD BELL CENTRE

221 HENRY STREET | BRANTFORD, ON

For more information, please contact:

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