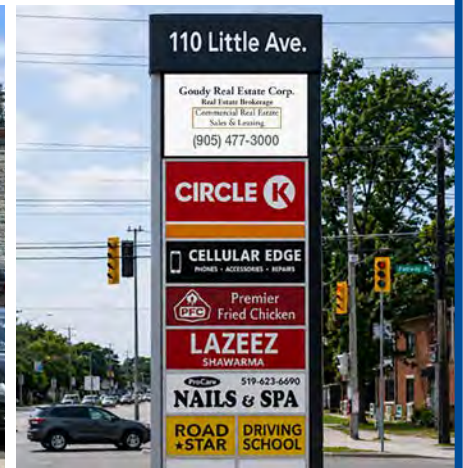


RETAIL SPACE FOR LEASE

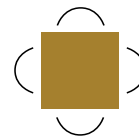
110 LITTLE AVENUE

BARRIE, ON



Len Goudy

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Goudy Real Estate Corp.
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DETAILS

110 LITTLE AVENUE



PRIME RETAIL OPPORTUNITY:

Prime retail lease opportunity at the high-traffic corner of Little Ave & Bayview Dr in Barrie. This premium 2,549 sq. ft. unit is situated right on the corner, boasting large windows that offer excellent natural light and maximum storefront visibility. The versatile layout is ideal for a wide range of retail, service, or professional uses.

Located in a busy neighbourhood plaza directly across from the Allandale Recreation Centre and just steps from Innisdale Secondary School, the property benefits from excellent exposure and strong daily traffic. Tenants will enjoy convenient transit access, a sea of on-site plaza parking, and outstanding regional connectivity, with quick access to Downtown Barrie, and Highway 400 via Maplevue Dr and Essa Rd. The plaza features a strong mix of existing tenants, including a Montessori school.

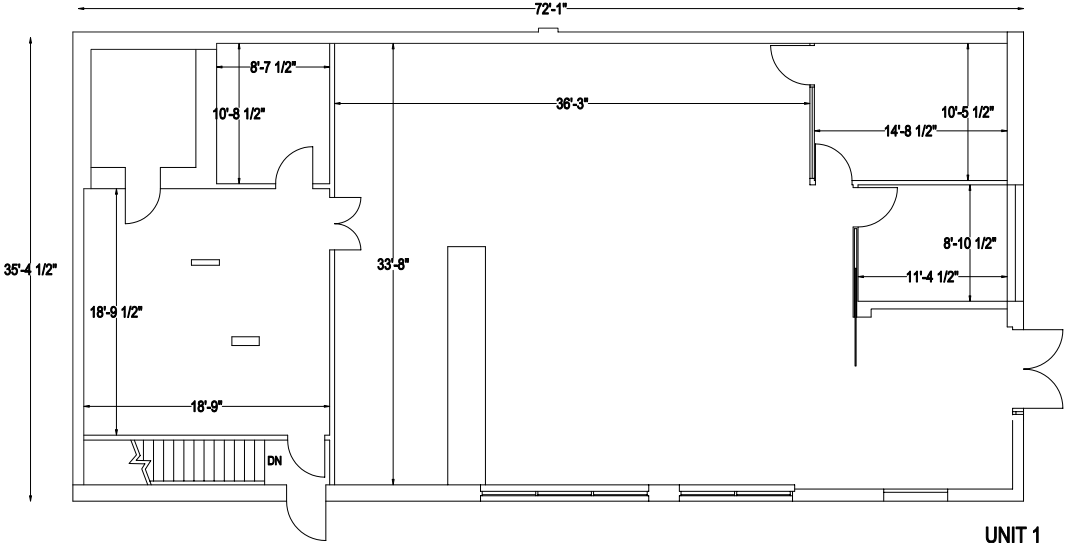
A Neighbourhood Built for Families

This is a great location for the right tenancy, anchored by three standout features: an exceptionally high daytime worker population in the immediate trade area, a major recreation centre directly across the street, and a dense concentration of schools driving consistent local traffic. In fact, there are 25,030 daytime workers within 2.5 km of the shopping centre (Site-Wise).

UNIT 1	2,549 SF
RENT	\$28.00 PSF PA
TMI	\$15.90 PSF PA (2026 Est.)

UNIT 1 FLOOR PLAN

110 LITTLE AVENUE

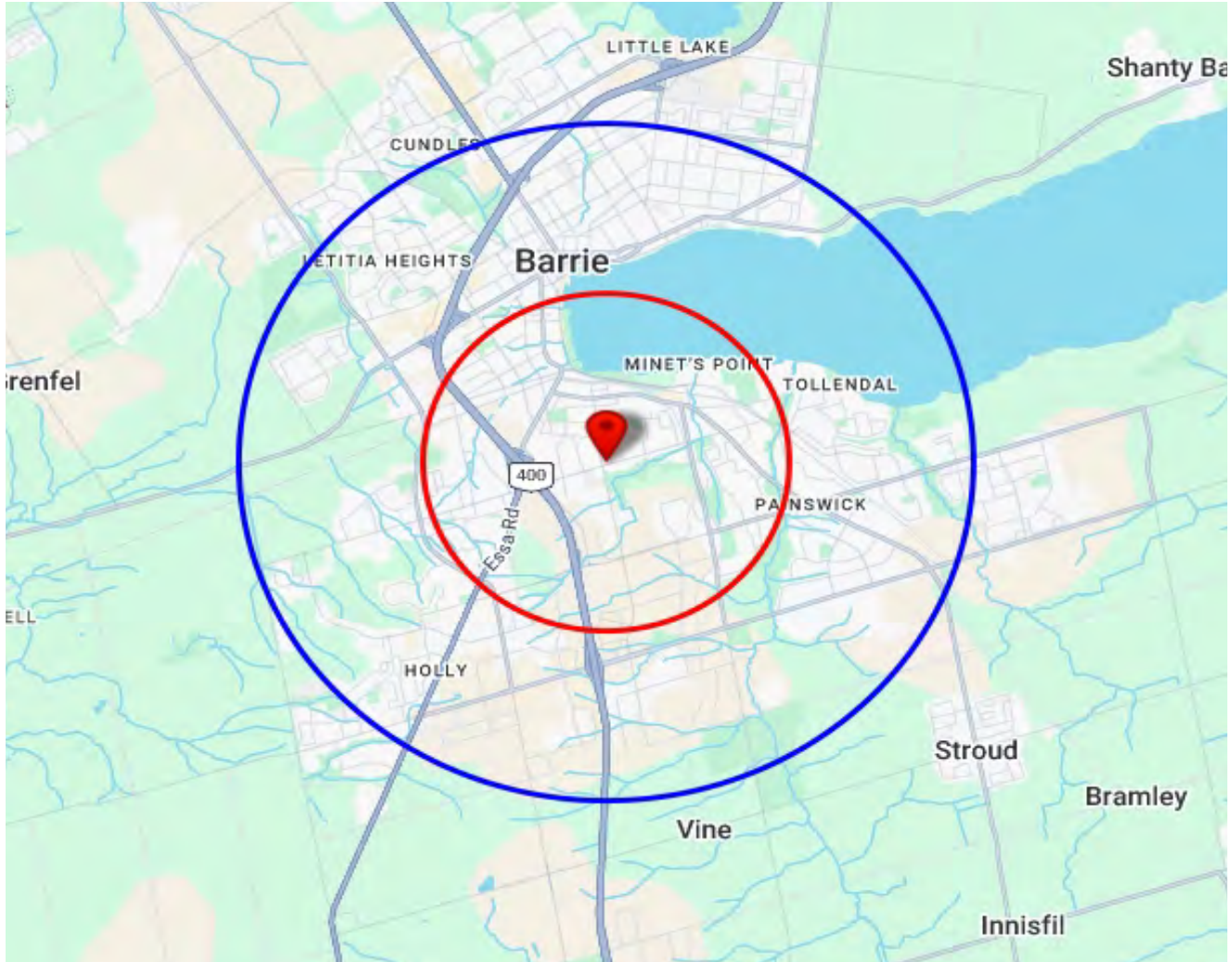


9'3" TILE HEIGHT

UNIT 1
MAIN FLOOR: 2,549 SF

TRADE AREA MAP

110 LITTLE AVENUE



2025 Daytime Population	110 Little Ave, Barrie, ON L4N 4K8 0 - 2.5 km		110 Little Ave, Barrie, ON L4N 4K8 0 - 5 km	
		%		%
Total Estimated Population	28,797		117,367	
Total Daytime Population	37,803		126,417	
Daytime Population at Home	13,385	35.4%	53,371	42.2%
0 to 14 years	4,336	11.5%	17,763	14.1%
15 to 64 years	4,803	12.7%	19,610	15.5%
65 years and over	4,246	11.2%	15,998	12.7%
Daytime Population at Work	25,030	66.2%	72,177	57.1%
Work At Usual Place	18,943	50.1%	51,634	40.8%
Work Mobile	3,882	10.3%	10,650	8.4%
Work At Home	2,205	5.8%	9,893	7.8%

DEMOGRAPHICS SNAPSHOT

110 LITTLE AVENUE

2025 Demographic Snapshot	110 Little Ave, Barrie, ON L4N 4K8 0 - 2.5 km		110 Little Ave, Barrie, ON L4N 4K8 0 - 5 km	
		%		%
Total Population				
2020 estimated	25,872		105,053	
2025 estimated	28,797		117,367	
2030 Projected	30,452		125,247	
% Pop. Change (2020-2025)	11.3%		11.7%	
% Pop. Change (2025-2030)	5.7%		6.7%	
2025 Total Population by Age	28,797		117,367	
0 to 4 years	1,453	5.0%	5,629	4.8%
5 to 19 years	4,373	15.2%	19,216	16.4%
20 to 24 years	1,894	6.6%	8,492	7.2%
25 to 34 years	4,731	16.4%	18,140	15.5%
35 to 44 years	4,141	14.4%	16,294	13.9%
45 to 54 years	3,210	11.1%	14,519	12.4%
55 to 64 years	3,662	12.7%	14,585	12.4%
65 to 74 years	2,809	9.8%	10,714	9.1%
75 years & over	2,522	9%	9,778	8%
Median Age	39.3		39.3	
2025 Total Census Families	7,364		29,733	
Average Persons Per Family	3.0		3.0	
Total Couples	5,656	76.8%	23,510	79.1%
Without children at home	2,735	37.1%	10,498	35.3%
With children at home	2,921	39.7%	13,012	43.8%
Lone-parent families	1,708	23.2%	6,223	20.9%
Children Per Census Family	1.1		1.1	
2025 Educational Attainment (15 years+)	23,945		97,351	
Less than a bachelor degree	18,594	77.7%	75,022	77.1%
Bachelor degree & higher	5,352	22.3%	22,328	22.9%
2025 Households	11,186		43,394	
Persons per household	2.53		2.65	
Average household income	\$ 120,503		\$ 126,653	
2025 Occupied Dwellings	11,186		43,394	
Owned dwellings	7,194	64.3%	28,031	64.6%
Rented dwellings	3,992	35.7%	15,364	35.4%
Dominant building type	Houses		Houses	
Dominant period of construction	1991-2000		1991-2000	

DEMOGRAPHICS

110 LITTLE AVENUE

2025 Estimates Visible Minority	110 Little Ave, Barrie, ON L4N 4K8 0 - 2.5 km		110 Little Ave, Barrie, ON L4N 4K8 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	28,295	%base	115,113	%base
Total visible minority population	4,600	16.3%	20,831	18.1%
Chinese	134	0.5%	1,693	1.5%
South Asian	1,147	4.1%	4,986	4.3%
Black	1,129	4.0%	4,644	4.0%
Filipino	512	1.8%	1,818	1.6%
Latin American	706	2.5%	2,748	2.4%
Southeast Asian	87	0.3%	705	0.6%
Arab	105	0.4%	631	0.5%
West Asian	286	1.0%	1,386	1.2%
Korean	162	0.6%	604	0.5%
Japanese	56	0.2%	180	0.2%
Visible minority, n.i.e.	97	0.3%	637	0.6%
Multiple visible minorities	179	0.6%	800	0.7%
Not a visible minority	23,695	83.7%	94,281	81.9%

2028 Projections Visible Minority	110 Little Ave, Barrie, ON L4N 4K8 0 - 2.5 km		110 Little Ave, Barrie, ON L4N 4K8 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	29,137	%base	119,077	%base
Total visible minority population	5,147	17.7%	23,512	19.7%
Chinese	143	0.5%	1,881	1.6%
South Asian	1,325	4.5%	5,780	4.9%
Black	1,233	4.2%	5,077	4.3%
Filipino	565	1.9%	2,011	1.7%
Latin American	797	2.7%	3,143	2.6%
Southeast Asian	96	0.3%	777	0.7%
Arab	117	0.4%	726	0.6%
West Asian	339	1.2%	1,717	1.4%
Korean	176	0.6%	656	0.6%
Japanese	58	0.2%	188	0.2%
Visible minority, n.i.e.	105	0.4%	693	0.6%
Multiple visible minorities	193	0.7%	864	0.7%
Not a visible minority	23,990	82.3%	95,564	80.3%