



LYNDEN SQUARE LEASING

175-181 LYNDEN RD
BRANTFORD ON

GROCERY ANCHORED
LEASING OPPORTUNITY

- 84,000 SF grocery-anchored retail centre
- Located at the signaled intersection of Lynden Road & Dalkeith Drive in Brantford ON
- Surrounded by residential, industrial, & commercial areas
- Multiple points of access and ample parking
- Located between two Hwy 403 access points and near Lynden Park Mall



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Table of Contents



Site Overview 3

Site Plan 4

Leasing Opportunities 5

Market Information 6




Site Pictures 8

Site Overview



Lynden Square is currently over 95% leased with nearly 77% of occupied space represented by national / regional retailers including Booster Juice, Goodlife, Lazeez Shawarma, Mary Brown's, MTY / Big Smoke Burger, and Subway. The centre is home to strong regional draws and complimentary uses (food, essential retail, auto, fitness).

Site Plan

	Vacant Available
	Tenanted
	Neighboring Uses



Leasing Opportunities



Vacant Area 1

- ✓ 11,423 SF (can be demised down to min. 1,600 SF, or expanded up)
- ✓ Unit is approx. 100-ft deep
- ✓ Ceiling height is approx. 16.5-ft
- ✓ Existing patio in South-West corner
- ✓ Fronts main parking field and Lynden Rd entrances
- ✓ Ample parking and great access
- ✓ TMI: estimated at \$11 PSF
- ✓ Net Rent: call to discuss

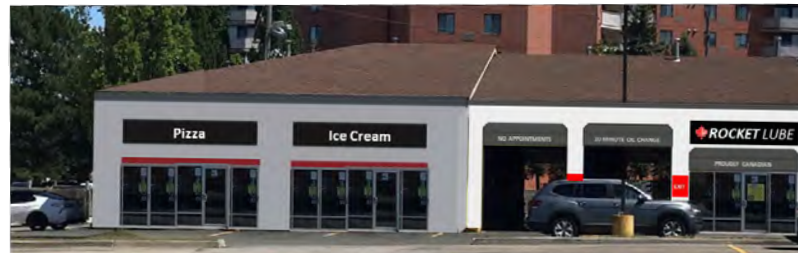
Conceptual Storefront Design (Sample)



Vacant Area 2

- ✓ Approx 980 SF
- ✓ Unit is approx. 50-ft deep
- ✓ Fronts main parking field & visible from grocery store and auto spa
- ✓ Side door for deliveries / side loading
- ✓ Ample parking and great access
- ✓ TMI: estimated at \$11 PSF
- ✓ Net Rent: call to discuss

Conceptual Storefront Design (Sample)

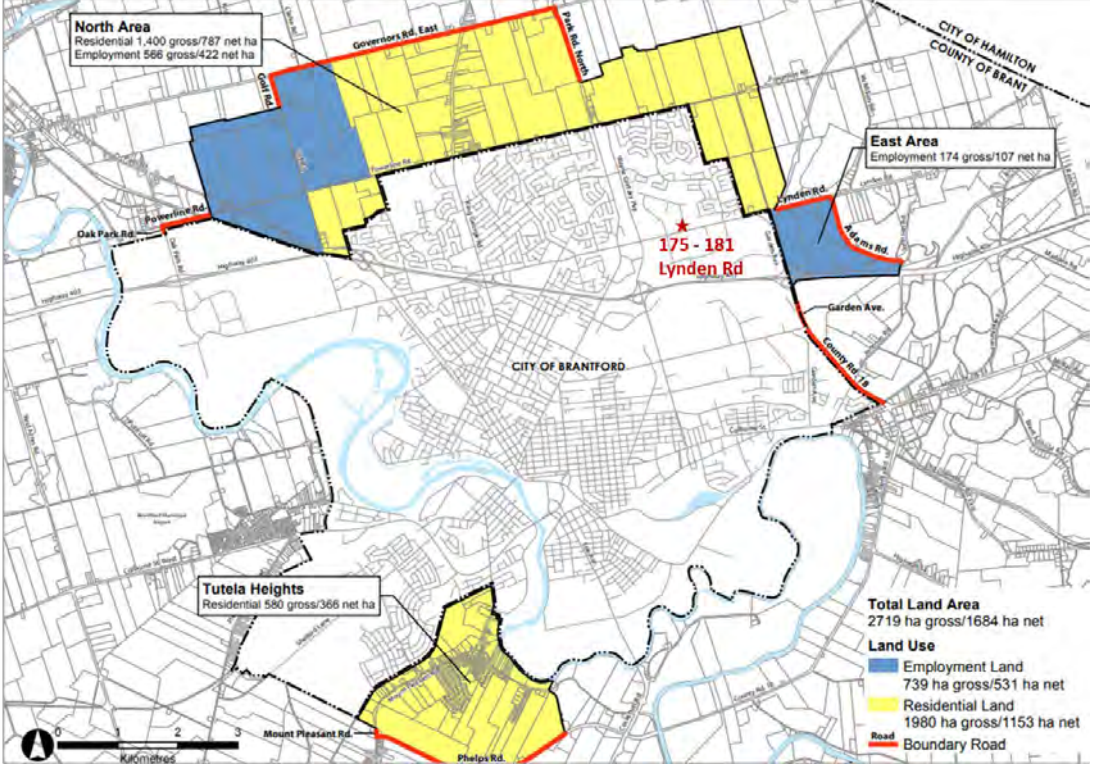


Surrounding Retailers



Market Information

City of Brantford 2017 Boundary Adjustment

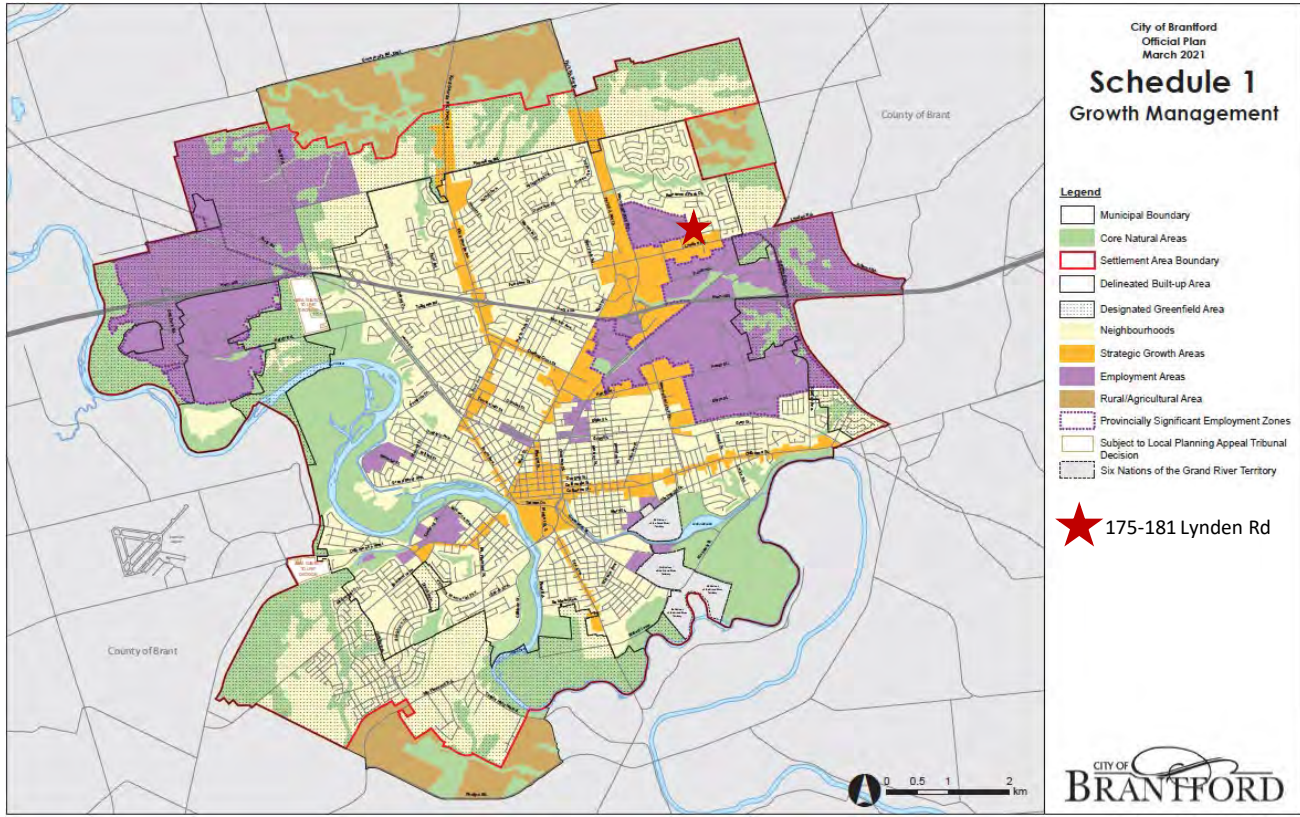


An Urban Growth Centre in the Ontario Places to Grow Act, the City of Brantford expanded its boundary in 2017 to the north and north-east (where this site is located) to help meet growth demands, which saw the city become the 3rd fastest growing market in Ontario at that time.

Now, due to ongoing migration trends accelerated further by COVID, the City of Brantford has become the hottest housing market in the province¹ and the population is projected to increase at even a faster rate from 134,000 currently to 180,000 by 2046².

1. <https://toronto.ctvnews.ca/housing-prices-in-this-ontario-city-are-absolutely-booming-1.5581141>
2. <https://www.brantfordexpositor.ca/news/major-growth-predicted-for-area-in-future>

Market Information



Based on the City of Brantford's new official plan³ (approved in August 2021):

- The trade area serviced by Lynden Square is targeted for the highest density growth
- Lynden Square is in a Strategic Growth Area that is designated as a Major Commercial Centre
 - Strategic Growth Area: areas that will be the focus of intensification initiatives and accommodate significant growth
 - Major Commercial Centre: facilitates evolution of the retail sector in Brantford, and is a key destination for the transit system

3. <https://www.brantford.ca/en/business-and-development/official-plan-review.aspx>

Site Pictures



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