



# HERITAGE PLACE

## OWEN SOUND, ONTARIO

Newly Redeveloped Mall with Excess Land Located in the Heart of a Strong Retail Node

*food*  
**Basics**

*GoodLife*  
**FITNESS**

**GIANT  
TIGER**



**SPORTCHEK**



Retail Investment Opportunity



# The Offering

JLL's National Retail Investment Group and TD Securities (together, the "Advisors") have been retained by the Vendor on an exclusive basis to arrange the sale of Heritage Place, a 306,543 square foot enclosed mall situated on approximately 37.5 acres which includes additional land density, in Owen Sound, Ontario (collectively, the "Offering").

Heritage Place is 91.3% occupied to an excellent tenancy roster where 90.1% of leased GLA is represented by national brands. As the dominant centre in Grey and Bruce Counties, it occupies a high profile position fronting on 16<sup>th</sup> Street East/Highway 26, the major east-west thoroughfare in the area.

Heritage Place opened its doors in 1987, an expansion was completed in 1989, and in 2017, the centre welcomed Giant Tiger, Urban Planet and a 24-hour GoodLife Fitness who now occupy the completely transformed former Zellers location. The former Sears location will be occupied by Leon's in Spring 2019. Anchored by Food Basics (renovated 3 years ago), Giant Tiger, GoodLife Fitness and Sport Chek, Heritage Place is the dominant retail centre within its vast trade area.

Positioned within the heart of Owen Sound's primary retail node, the centre benefits from high traffic counts along 16<sup>th</sup> Street East (approximately 16,000 vehicles per day) and captures a significant market share of the Grey and Bruce County consumer base, comprising over 100,000 residents. As the largest urban community in the county, Owen Sound holds the seat of government in Grey county, supporting regional, provincial and federal government offices, a regional hospital, Georgian College and is a popular destination for cottagers which fuels the tourism industry in the region.

## Property Specifications:

➤ <b>GLA</b> <b>306,543 SF</b>	➤ <b>WEIGHTED AVG. LEASE TERM</b> <b>APPROX. 6.1 YEARS</b>
➤ <b>EXCESS LAND DENSITY</b> <b>9.6 ACRES</b>	➤ <b>OCCUPANCY</b> <b>91.3%</b>
➤ <b>NATIONAL TENANCY</b> <b>90.1%</b>	➤ <b>PARKING STALLS</b> <b>1,420 STALLS (4.6/1,000 SF)</b>



## Location Highlights:



**Services a trade  
area of over  
100,000 residents**



11,115 households  
within a 5km radius



1.4km from  
Georgian College



Population within a 1km  
radius projected to grow by  
2.8% over the next 5 years



## Offering Guidelines

Heritage Place is being offered to the market on an unpriced basis. The Confidential Information Memorandum will be available to qualified parties upon execution of a Confidentiality Agreement. A bid date will be communicated by the Advisors (listed below) fourteen (14) days in advance.



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