



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 307,139 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 the dominant centre in Grey and Bruce Counties and occupies a high profile position fronting on 16th 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. Anchored by Food Basics, 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 16th 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.

Property Specifications:

➤ GLA 307,139 SF	➤ WEIGHTED AVG. LEASE TERM APPROX. 5.0 YEARS
➤ EXCESS LAND DENSITY 9.6 ACRES	➤ NUMBER OF TENANTS 48
➤ NATIONAL TENANCY 92.0%	➤ PARKING STALLS 1,420 STALLS (4.6/1,000 SF)



Location Highlights:



Serves a trade
area of over
100,000 residents





11,000 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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