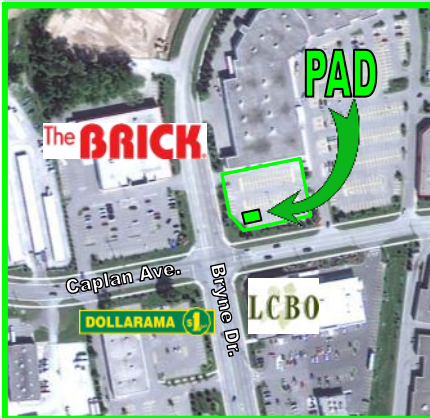


CAPLAN AVE. & BRYNE DR. BARRIE Retail Pad Opportunity

FOR LEASE



⇒ Join exceptional neighbours with The Brick at the northwest corner, you at the northeast corner, Dollarama at the southwest corner and LCBO at the southeast corner

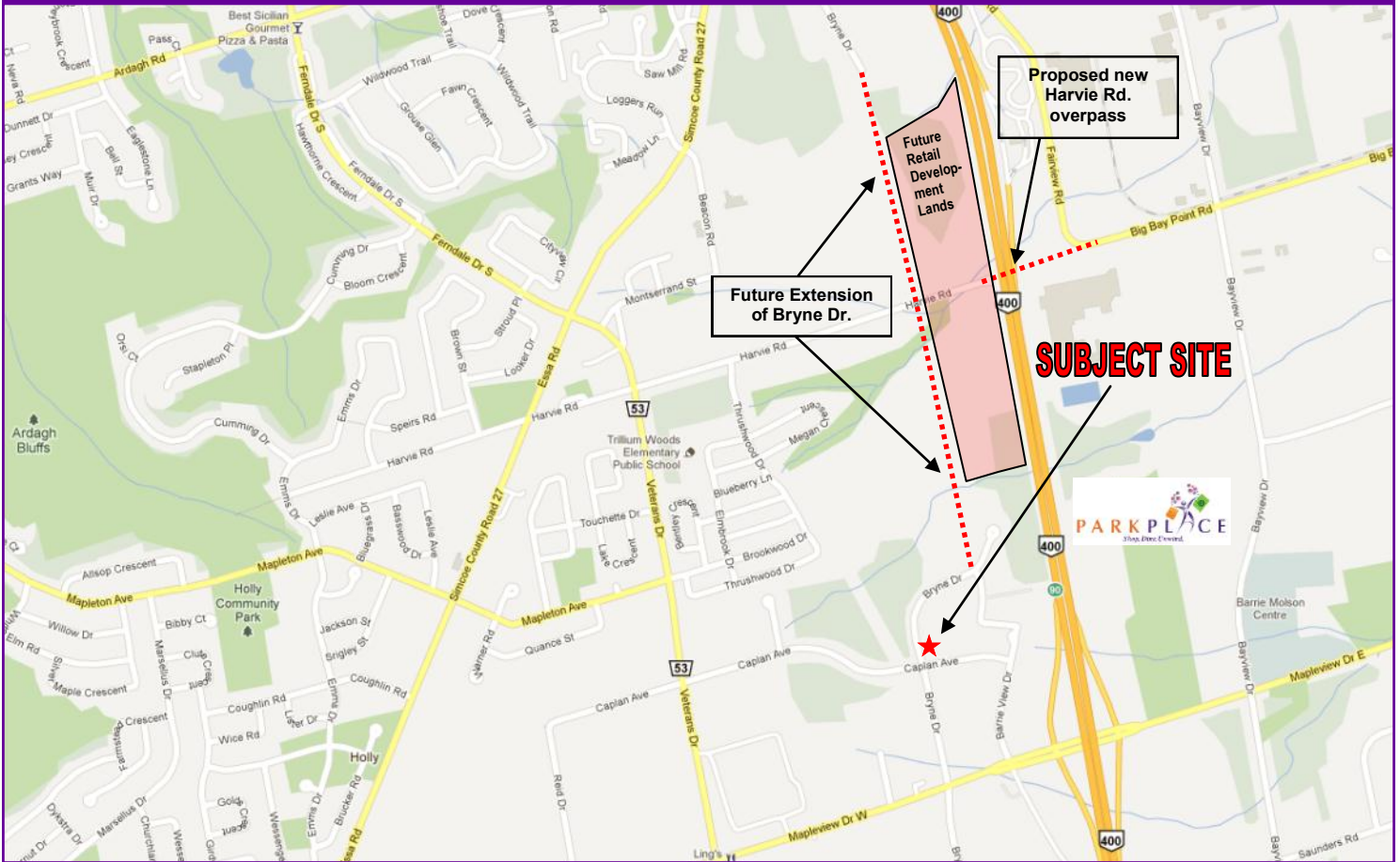
- Free-standing pad opportunity
- Located in the Barrie 400 Power Centre
- Ideal for banks and restaurants
- Up to 6,000 square feet available
- Can build to suit retailer prototypes
- Drive-thru can be accommodated
- Timing: TBD
- Net Rent: TBD
- CAM estimated at \$3.00 psf. Tax estimated at \$5.75 psf

For more information, please contact:

Simon B. Wolle, B.A., LL.B.
Sales Representative
416.636.8898 ext. 232
416.636.8890 fax
simon@thebehargroup.com

CAPLAN AVE. & BRYNE DR. BARRIE Retail Pad Opportunity

FOR LEASE



DEMOGRAPHICS

	10 MIN.	15 MIN.	20 MIN.
2006 Census Population	75,890	138,143	161,965
2012 Projected Population	90,240	161,563	197,809
Average Household Income	\$ 69,900	\$ 76,564	\$ 93,831
Total Number of Households	29,125	93,372	73,418

For more information, please contact:

Simon B. Wolle, B.A., LL.B.
Sales Representative
416.636.8898 ext. 232
416.636.8890 fax
simon@thebehargroup.com

- Traffic counts on Bryne south of Caplan are 7,656 AADT (2006) and have increased by over 900 vehicles in the last year. Caplan west of Bryne sees an additional 9,998 AADT and increased by 2,447 vehicles in the last two years. Total traffic in intersection is 17,654 (source: City of Barrie).
- City of Barrie is projected to grow by 60-70% over the next decade. From 131,000 people in 2005 to 209,600 by 2015 (source: City of Barrie). Average household income within two kilometres of the site was \$81,125 in 2005 (source: MapInfo) and the population is characterized by young families.
- Daytime population within two kilometres was 21,095 people in 2005 (source: MapInfo).



The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. The Behar Group Realty Inc., Brokerage.