



160 Broome Road, Brockville | ON

Large Scale Retail, Commercial & Warehouse Space **for lease**

Versatile Large-Format Retail/Commercial Property - Ideally located in Brockville's busiest retail node

Kevin Houlahan

Senior Sales Representative
+1 613 683 2222
kevin.houlahan@colliers.com

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Property Overview



**2 loading docks
& 1 declining**



**Quick access to
Highway 401**



**Large customer
parking area**



**Close proximity to
top-tier retailers**



**Ample outdoor
storage**

Versatile Large-Format Retail/Commercial Property
- Ideally located in Brockville's busiest retail node
- neighboured by Walmart, Home Depot, Dollarama, The Great Canadian Superstore, and more - this standalone building offers a bright open-concept showroom floor (14'-21' ceilings), a spacious warehouse with loft area, large fenced yard, covered exterior display, and two loading docks (one grade-level, one declining for 53' trailers to dock).

Flexibly zoned M1, it permits a broad range of commercial, industrial, and service uses. Midpoint between major cities, making it a cost-effective distribution or service base. Outdoor storage allowed. Ample on-site parking and excellent exposure with quick easy access to Hwy 401.

Address

160 Broome Road, Brockville

Site Area

3.98 Acres

Available Area

28,787 SF

Asking Rate

\$15.00 PSF

Additional Rent

\$4.03 PSF (2025)

Zoning

E1

Possession Date

Immediate





Location Overview & Demographics

Strategically positioned near Highway 401, 160 Broome Road offers a prime retail opportunity within Brockville's established commercial landscape. The property provides excellent visibility and accessibility, attracting local shoppers and regional traffic.

Brockville, known as the "City of the 1000 Islands," has experienced modest population growth of 3.4% over the past five years, reflecting its vibrant and livable community appeal.

The local economy is diverse, with key sectors including manufacturing, healthcare, and retail. Major employers such as 3M, Canarm, and Trillium Healthcare contribute to the city's economic vitality. Brockville's strategic location between Ottawa, Montreal, and Toronto, along with its proximity to two international bridges, enhances its attractiveness for business development.

The area surrounding 160 Broome Road features a mix of national retailers, service providers, and dining establishments, ensuring consistent consumer traffic. With its strategic location, robust infrastructure, and supportive business environment, 160 Broome Road presents an exceptional opportunity for retailers seeking to establish or expand their presence in Eastern Ontario.

10KM Radius



Current
population

31,809



Average
household income

\$97,892



Employment rate
within 10 km

90.6%



Labour Force
Participation

55.2%

Labour Type

	%
Health Care and Social Assistance	17.4
Retail Trade	14.3
Manufacturing Sector	12.0
Construction Industry	7.3
Accommodation & Food services	7.0
Educational Services	6.6

160 Broome Road

Walmart



REAL CANADIAN
SUPERSTORE



DOLLARAMA

Mobil

SPORT CHEK

Michaels



WINNERS

401

Toniata Ps

Scace
Ave Park

Waverly
Drive Park

Gord Watts
Municipal
Centre

Goldie
Christopher
Ball Park -
Soccer Fields

Ball Diamond
In Goldie
Christopher
Ball Park

Brockville
Police

Bramshot
Park



Buells Creek

California Ave

Ormond St

Aldersho

Bisley Creg

Sevenoaks Ave

Manor Dr

Sunset Blvd

Reynolds Dr

2nd Con

Oxford





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