

RETAIL PROPERTY

FOR LEASE



44 Mississauga Street East, Orillia, ON, L3V 1V5

GROUND FLOOR:
3,245 SF



High-Traffic Retail Location in the Downtown Core of Orillia.

- A perfect location for most retail, including financial, taverns and fast food.
- Ample Street Parking in Front of Unit.
- Former National Bank.
- Suggested Uses: Financial Institution, Credit Union, Pub or Restaurant

ADAM HENECHOWICZ

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AADT: 6,600 (2015)

PROPERTY DETAILS

Ground Floor Size:	3,245 SF
Net Rent (Modified Rent):	\$20.00 SF/yr (NN)
Additional Rent:	\$7.50/SF
Availability:	January 1, 2023

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	5,522	29,840	35,109
Daytime Population	9,698	32,289	39,979
Total Households	2,763	13,093	15,178
Household Average Income	\$70,327	\$83,375	\$87,133

Data Source: Environics Estimates 2022

Map data ©2022 Imagery ©2022, CNES / Airbus, Maxar Technologies

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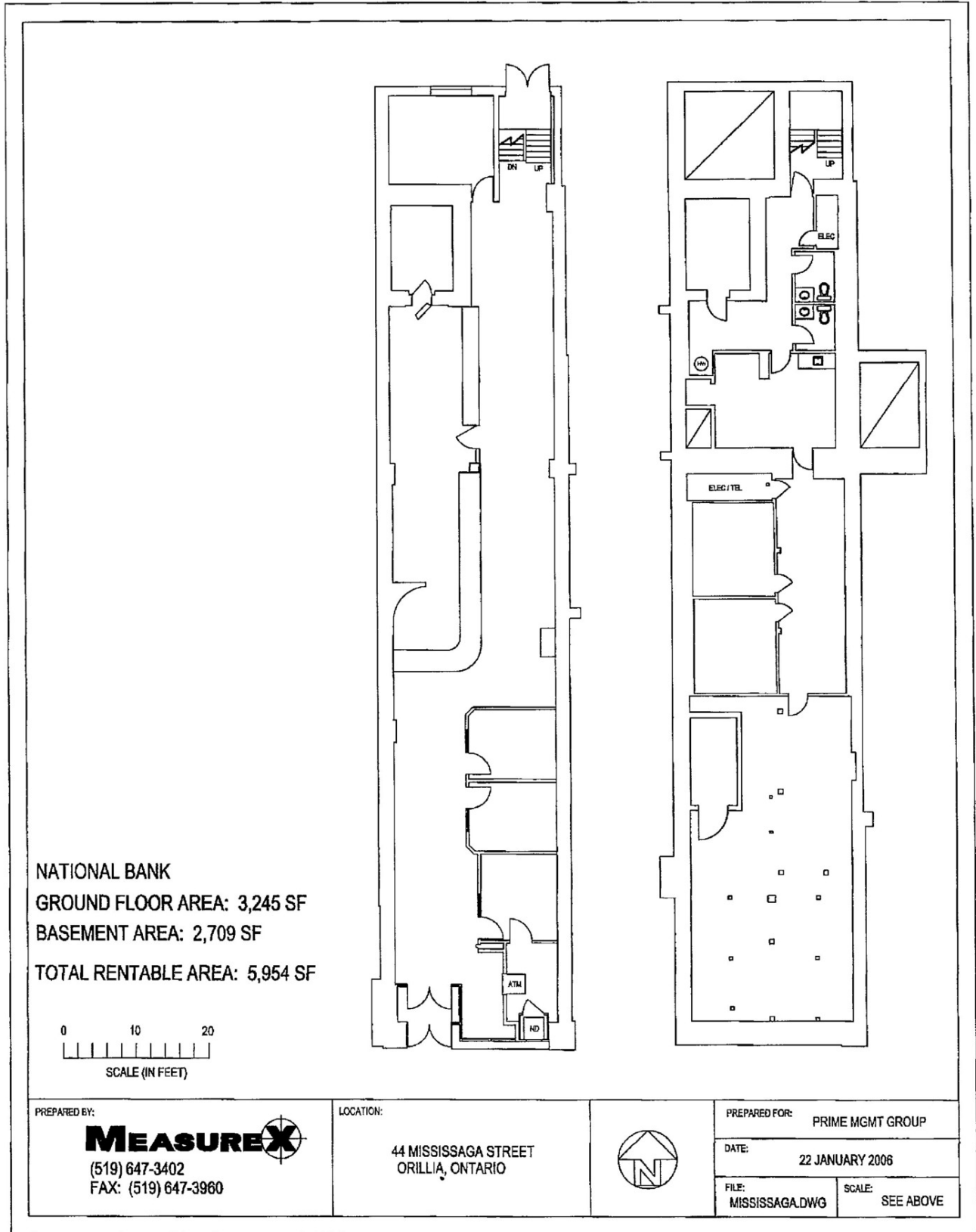




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