



Sydenham Square

2275 16th Street East | Owen Sound, ON



**RETAIL
FOR
LEASE**

PROPERTY DETAILS

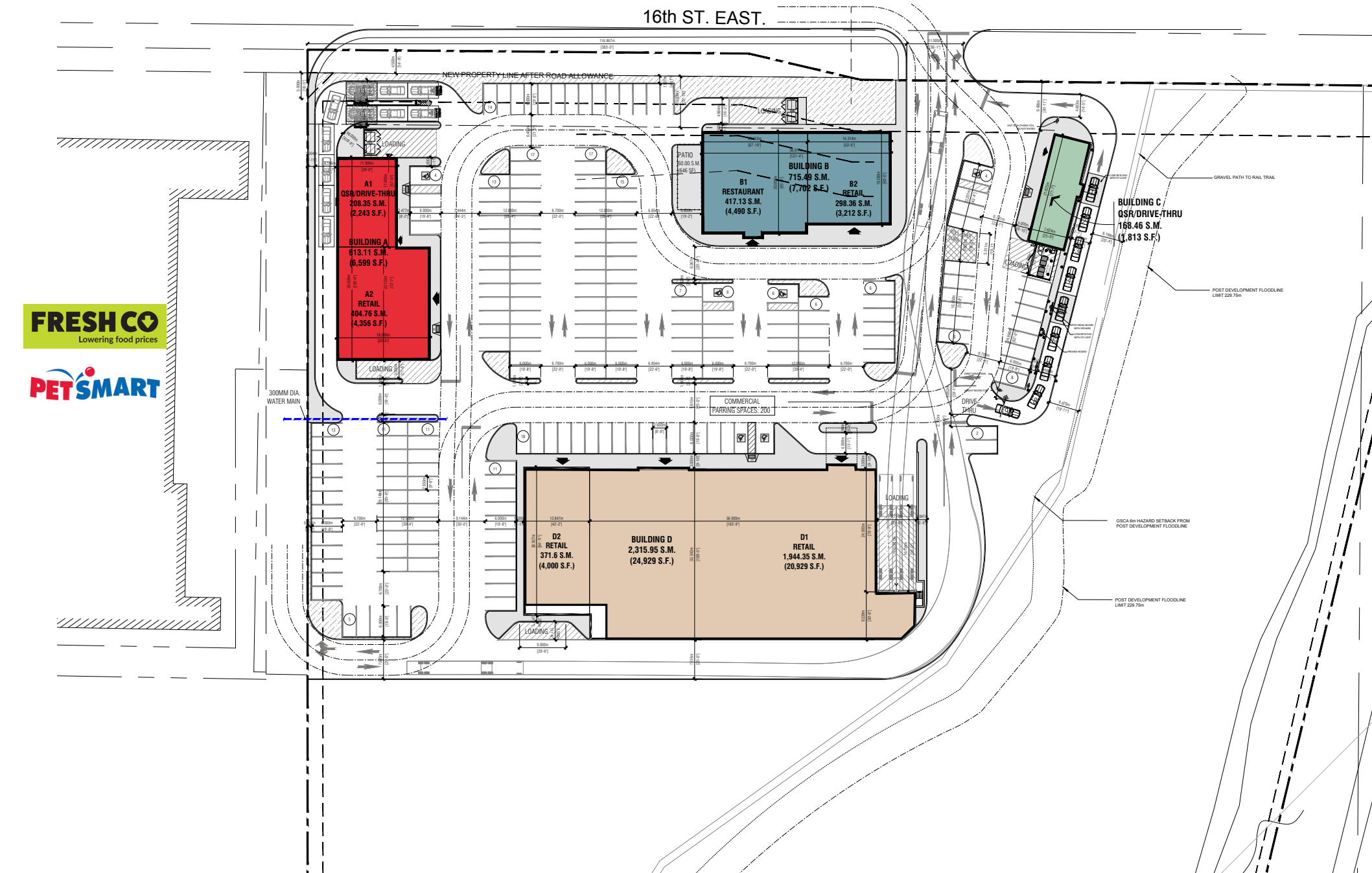
- **RESTAURANT DRIVE-THRU:** \$55.00 PSF
- **RESTAURANT SIT DOWN:** \$50.00 PSF
- **NON-FOOD/COMMERCIAL USES:** \$45.00 PSF
- **ADDITIONAL RENT:** \$14.00 PSF [2027 ESTIMATE]

PROPERTY HIGHLIGHTS

- The property is shadow anchored to the west side by the Heritage Grove Centre with tenants such as Sobeys [Freshco], PetSmart, Winners/HomeSense, Dollar Tree, Michael's, Princess Auto, Value Village, and Mark's Work Warehouse [late 2026/early 2027].
- Zoned: C2 (Retail Commercial) for Retail Stores, Grocery Store, Convenience Stores, Financial Institutions, Hotels, Personal Service, Restaurants, Restaurants Drive-Thru, Veterinarian Clinics and more!
- Leasable units' range in size from ~ 1,200 sf to 20,000 SF with drive-thru opportunities;
- Possession is estimated to be mid Q4-2027.
- Residential growth of ~2,000 homes just south and west of property is planned to commence construction in early 2026.
- Owen Sound is growing with Bruce Power's forty-year life extension program and the ~ 190,000 patient/visitors to the Owen Sound Hospital.
- Parking: 200 spaces.
- Traffic Count (AADT): 11,063 vehicles
- New High School abutting the property to open in 2028

[CLICK HERE TO VIEW ZONING](#)

SITE PLAN



LOCATION OVERVIEW

The 26,820 square foot Sydenham Square and abutting residential is strategically located on ~ 7 acres as the “east gateway” for Owen Sound in the East Side Commercial area with access from Hwy 26 and public transit within walking distance.

DEMOGRAPHICS

Drivetimes | Source: Environics, 2026

	10 minutes	20 minutes	30 minutes
 Population	14,476	34,130	55,267
 Daytime Population	18,920	37,103	54,413
 Total Households	6,615	15,065	23,529
 Avg. Household Income	\$88,194	\$99,955	\$104,342
 Median Age	46.8	48.0	48.1



ABOUT OWEN SOUND

The City of Owen Sound is located on the southern shore of Georgian Bay in a valley below the limestone cliffs of the Niagara Escarpment. It lies at the foot of the Bruce Peninsula, famous for its exceptional geography.

Known as the Scenic City, Owen Sound features an expansive harbour and bay, winding rivers, tree-lined streets, extensive parks and trails and a thriving, historic River District in the heart of the City.



RETAIL FOR LEASE

SYDENHAM SQUARE

2275 - 16TH STREET EAST | OWEN SOUND, ON

For more information, please contact:

RUSSELL GODWIN*

Senior Vice President

+1 416 391 6960

Russell.Godwin@jll.com

ALEXANDRA GODWIN

Senior Associate

+1 647 982 8798

Alexandra.Godwin@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2026 Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative.