



Sydenham Square

2275 16th Street East | Owen Sound, ON



**RETAIL
FOR
LEASE**

PROPERTY DETAILS

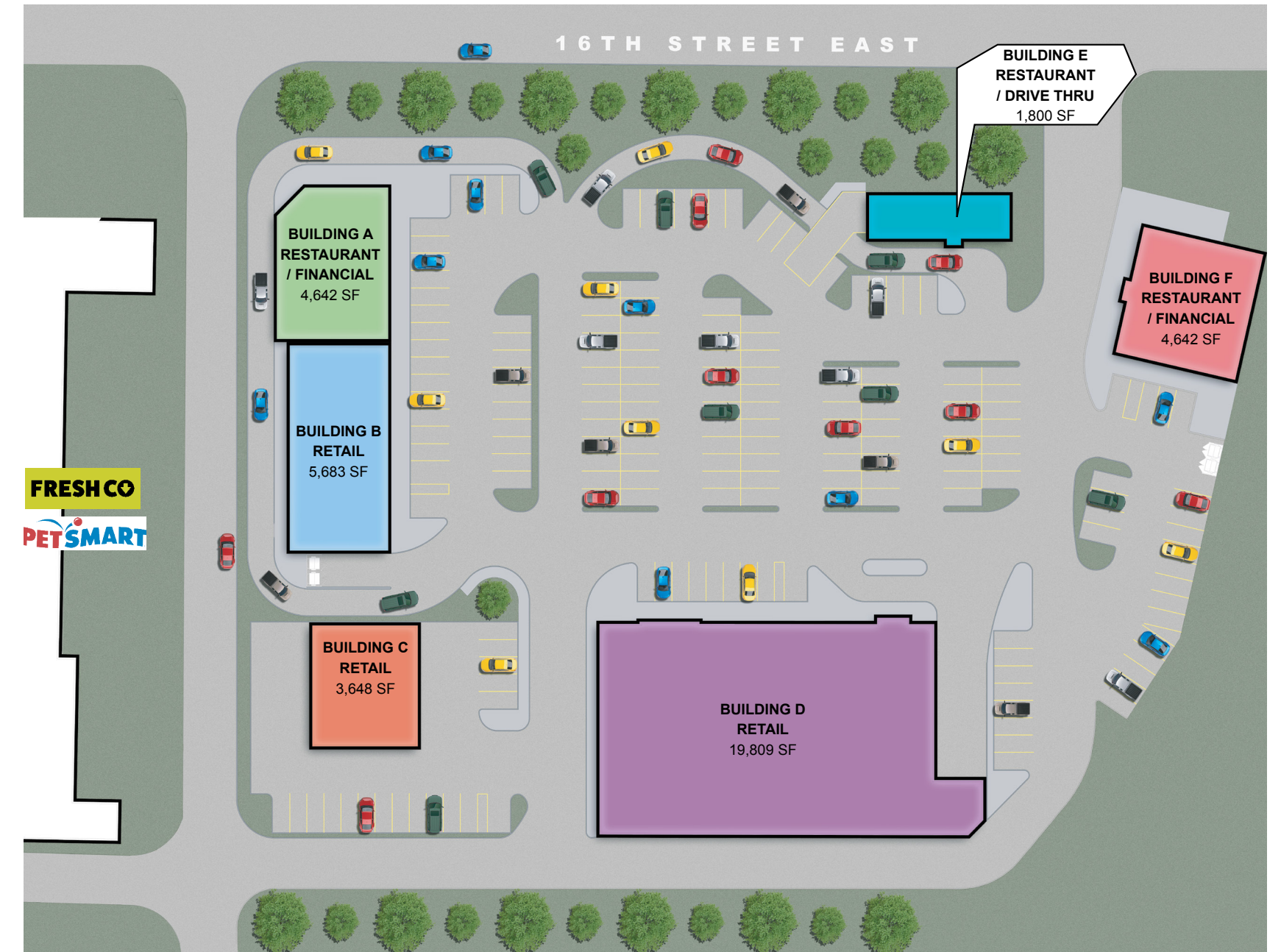
- **RESTAURANT DRIVE-THRU:** \$55.00 PSF
- **RESTAURANT SIT DOWN:** \$50.00 PSF
- **NON-FOOD/COMMERCIAL USES:** \$45.00 PSF
- **ADDITIONAL RENT:** \$14.00 PSF [2027 ESTIMATE]

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 Wearhouse [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 late Q1-2027.
- 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: 163 spaces.
- Traffic Count (AADT): 11,063 vehicles
- New High School abutting the property to open 2028

[CLICK HERE TO VIEW ZONING](#)

SITE PLAN



LOCATION OVERVIEW

The 40,182 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, 2025

	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
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