



For Lease

221 Henry Street |
Brantford, ON

**BRANTFORD BELL
CENTRE**

**1,183 SF of
Premium Retail Space**

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Property Details

UNIT AC2 1,183 SF [Available Immediately]

PHASE 2 9,000 SF [15 months from lease acceptance]

NET RENT Contact Listing Agents

ADDITIONAL RENT 2027 estimate

PROPERTY TAXES \$6.00 PSF

OPERATING COSTS \$3.58 PSF

PROPERTY HIGHLIGHTS



The 150,427 SF Brantford Bell Centre is south of Hwy 403 on the north side of Henry Street just east of Wayne Gretzky Pkwy.



Anchor Tenants include Michaels, PetSmart, Pickleplex, Dollar Tree, Goodwill (under construction), Princess Auto, Burger King, Child and Family Services of Shelby's Shawarma, Stacked Pancakes, Mac N' Wings, Firehouse Subs



Lowe's, Tim Hortons, and Mr. Lube are abutting shadow anchors.



Zoning C12 uses include:

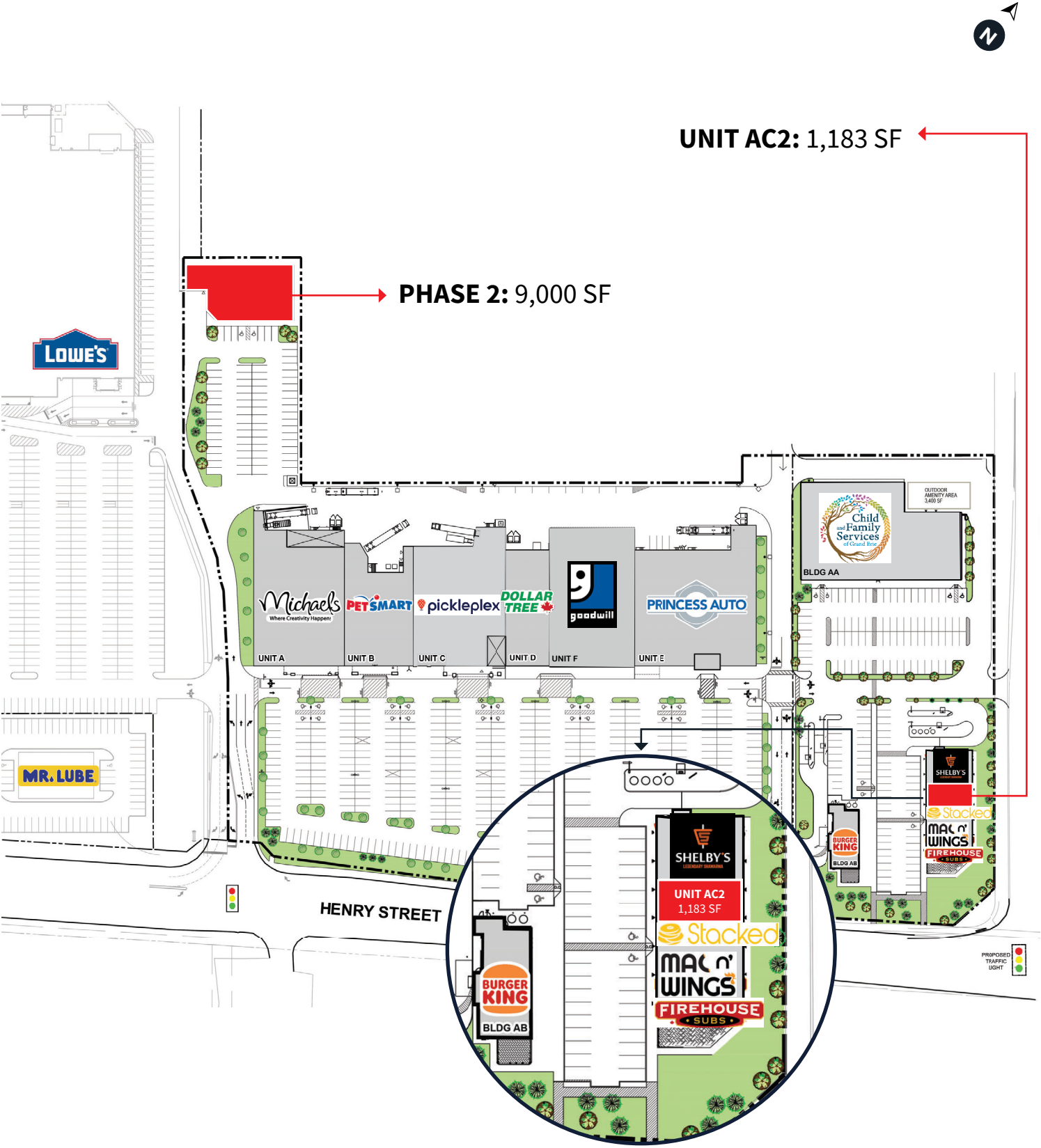
- Building supply centres, Financial institutions, General offices, Health clubs, Home furnishing stores, Pharmacies, Place of Entertainment/Recreation, Restaurants: full service, take-out, and fast food (including drive-thru) service, Retail stores, Retail warehouses, Specialty retail stores, Supermarkets and more!



PiinPoint: 11,995 for Henry Street
23,691 for Wayne Gretzky Pkwy

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Site Plan



Nearby Retailers

The Property benefits from proximity to established national and regional retailers, creating a strong draw for customer traffic and complementary retail synergy.



Demographics

RADIUS		5 minutes	10 minutes
	POPULATION	9,528	82,097
	DAYTIME POPULATION	14,001	82,690
	TOTAL HOUSEHOLDS	3,509	32,768
	AVG. HOUSEHOLD INCOME	\$104,992	\$108,962
	MEDIAN AGE	37.9	39.8

Location

Brantford Bell Centre is a commercial retail development located at 221 Henry Street in Brantford, ON. Situated directly south of Highway 403 and east of Wayne Gretzky Parkway, the property offers seamless highway connectivity. Positioned along Henry Street a major local thoroughfare—the center benefits from consistent daily traffic and prominent storefront visibility. The property provides convenient access through a lighted 4-way intersection and multiple connected entry points along Henry Street.





Leasing Process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to market the Property for lease
- The Property is offered as a building lease with flexible terms tailored to a qualified tenants.
- Please reach out to the listing brokers for rent and site details
- Proposals will be reviewed as received

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