

Northwest Barrie's
Premier Retail Leasing
Opportunity



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BARRIE FERNDALE CENTRE NEW RETAIL DEVELOPMENT OPPORTUNITY NOW LEASING

Ferndale Drive north of Dunlop Street Barrie, ON



- New Neighbourhood Commercial Shopping Centre planned in an area surrounded by extensive residential subdivisions and strong commercial/employment uses
- Easy access from Dunlop Street to Highway 400 and Ferndale Drive which connects the full length of Barrie
- Area is underserved with retail
- Flexible unit sizes available
- Developer is planning 500+ units of additional residential surrounding the retail shopping centre in multiple mid-rise buildings

Population info Barrie Census Metropolitan Area (from Statscan)

Population, 2016	197,059
Population, 2011	187,013
Population percentage change, 2011 to 2016	5.4



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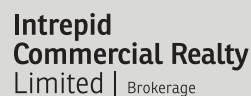
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CONCEPT PLAN

The diagram illustrates a development project featuring several key components:

- Proposed Mid-rise Buildings:** A central yellow box labeled "Proposed Mid-rise Buildings 500+ Units" is connected by red lines to six individual building footprints. Each footprint is labeled as follows:
 - BLOCK 5 RESIDENTIAL APARTMENTS: 72 UNITS (6 STOREY), 7,200m² (ft²), 42 PARKING - UNDERGROUND.
 - BLOCK 6 RESIDENTIAL APARTMENTS: 72 UNITS (6 STOREY), 7,200m² (ft²), 42 PARKING - UNDERGROUND.
 - BLOCK 7 RESIDENTIAL APARTMENTS: 72 UNITS (6 STOREY), 7,200m² (ft²), 42 PARKING - UNDERGROUND.
 - BLOCK 8 RESIDENTIAL APARTMENTS: 72 UNITS (6 STOREY), 7,200m² (ft²), 42 PARKING - UNDERGROUND.
 - BLOCK 9 RESIDENTIAL APARTMENTS: 72 UNITS (6 STOREY), 7,200m² (ft²), 42 PARKING - UNDERGROUND.
 - BLOCK 10 RESIDENTIAL APARTMENTS: 72 UNITS (6 STOREY), 7,200m² (ft²), 42 PARKING - UNDERGROUND.
- Amenity Area:** A central area labeled "AMENITY AREA (2.0 HA)" is situated between the mid-rise buildings and the commercial block.
- Retail Site Plan:** A pink-shaded area at the bottom right contains:
 - BLOCK 26 COMMERCIAL BLOCK:** 1.86 ha PREVIOUSLY (0.90 ha).
 - BLOCK 28 SWM POND:** 0.68 ha.
 - Other Features:** Includes loading areas, refuse, and various parking spaces.
- Geographical Context:** The plan shows "DYWENT'S CREEK" flowing along the left side, "SPROULE DRIVE" running horizontally across the middle, and "FERDALE DRIVE NORTH" running vertically on the right. Existing residential areas are indicated by dashed lines.
- Environmental Designation:** An area near the creek is labeled "ENVIRONMENTALLY PROTECTED / OPEN SPACE".
- Orientation:** A north arrow is located in the bottom right corner.



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