

# FOR SALE

Existing Retail With Further  
Development Opportunity

129 King George Rd., Brantford, ON

**\$2,500,000**





# Site Features

129 King George Rd., Brantford, ON



## RETAIL / RESTAURANT DEVELOPMENT OPPORTUNITY

Situated in one of Brantford's dominant retail nodes with proximity to many prominent national retail brands including Food Basics, Walmart, Cineplex, Zehrs, McDonald's, Harvey's, Tim Horton's, Dairy Queen, Pita Pit, Farm Boy, and more.

Existing free standing building with drive-thru tenanted by Arby's, and the opportunity to intensify site with up to 5,500 square feet.

### Details:

**Location:** 129 King George Rd., Brantford, ON

**Vista:** Outstanding visibility to King George Rd.

**Lot Size:** Approx. 60,500sf (1.38 acres).

**Dimensions:** 173 feet of frontage and 348 feet in depth (+/-).

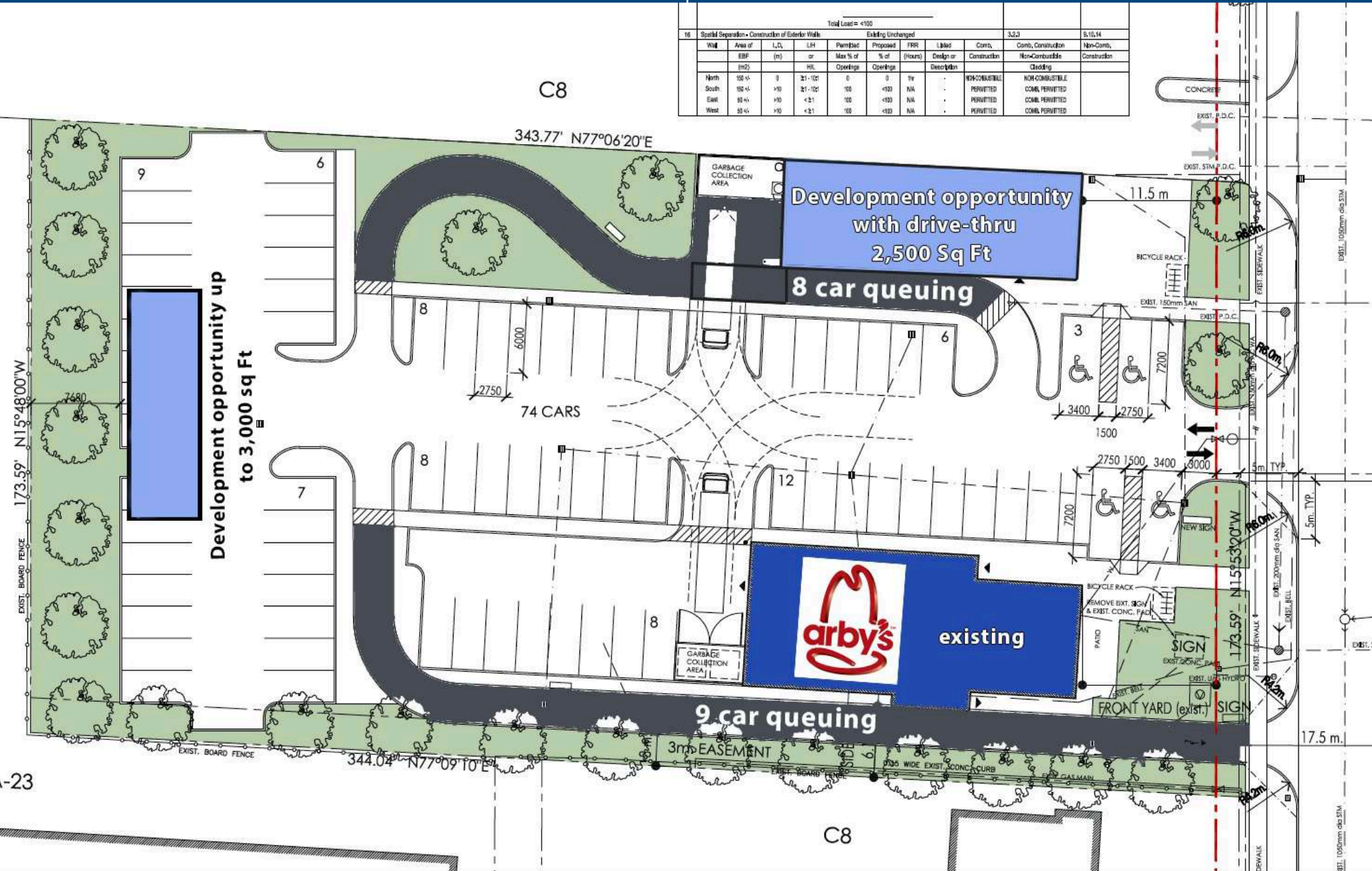
**Zoning:** C8 allows for extensive list of permitted uses.

**Potential Development:** Pad with drive-thru and CRU Strip.

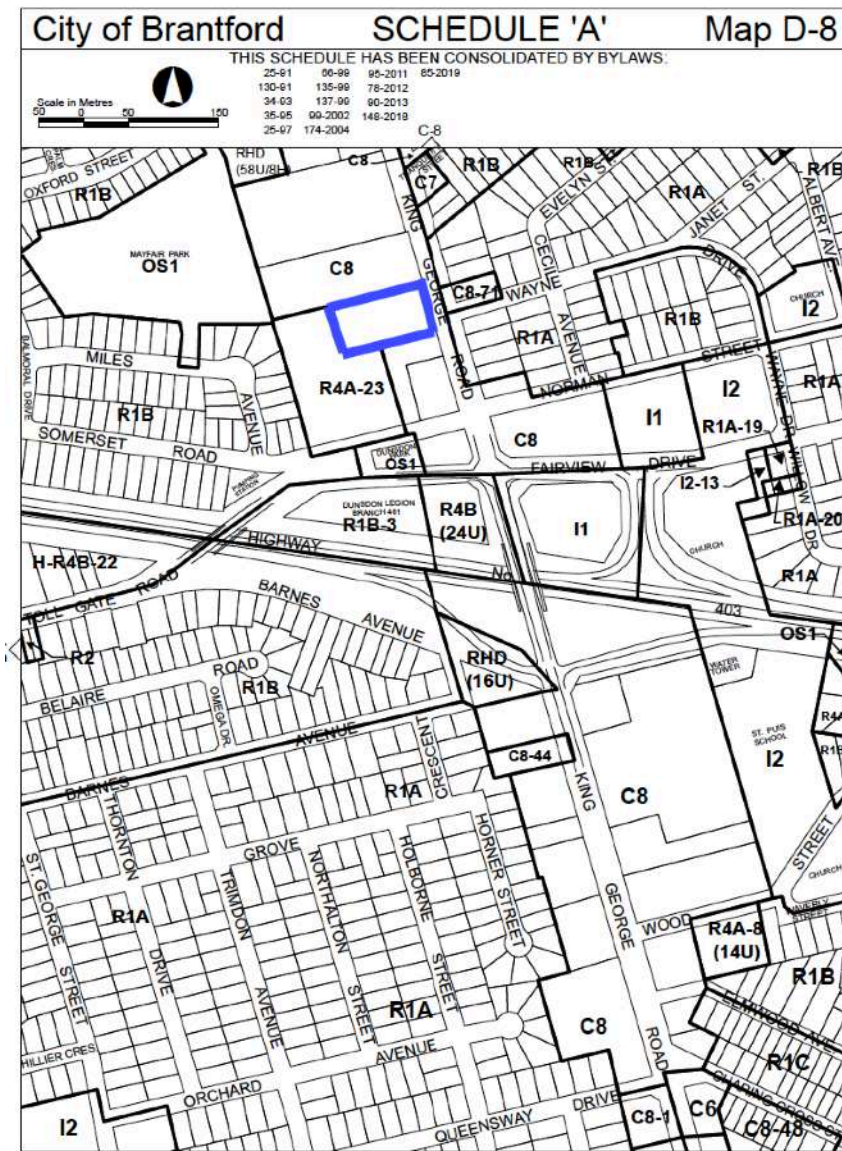
**Environmental:** Phase 2 report available.

# Site Plan

**129 King George Rd., Brantford, ON**







**9.8.**

**General Commercial Zone (C8)**

### 9.8.1.

### Permitted Uses

Amended by  
Bylaws No.  
132-91, 141-94,  
35-95, 149-97,  
118-2000, 164-2005,  
68-2011, 109-2013.

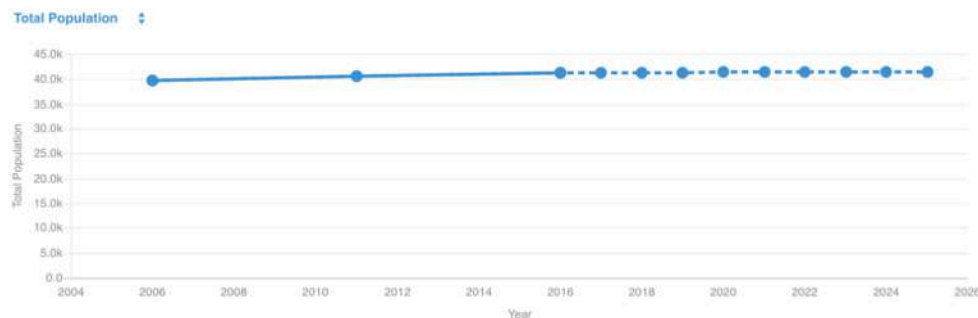
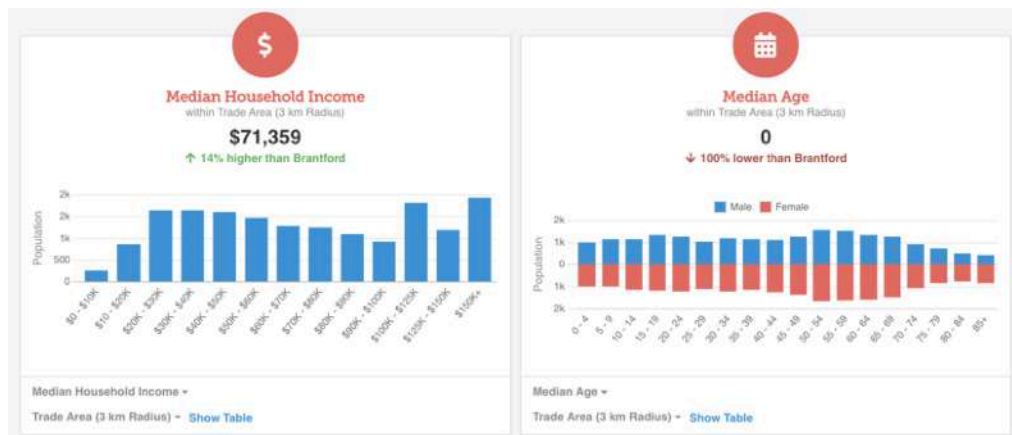
The following uses are permitted in a C8 Zone:

- 1 Shopping centres comprised of a combination of any use permitted in C8 Zone
- 2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- 3 Art galleries
- 4 Arts schools
- 5 Automobile gas bars
- 6 Automobile rental establishment
- 7 Automobile sales establishment
- 8 Automobile service stations
- 9 Automobile washing facilities
- 10 Bakeries
- 11 Boat and recreational vehicle sales establishment
- 12 Building supply centres
- 13 Commercial schools
- 14 Day nurseries
- 15 Dwelling units
- 16 Existing grocery stores
- 17 Existing supermarkets
- 18 Financial institutions
- 19 Fresh produce outlets
- 20 Funeral homes
- 21 General offices
- 22 Health clubs
- 23 Home furnishing stores
- 24 Hotels
- 25 Libraries
- 26 Meat stores
- 27 Medical clinics
- 28 Medical offices
- 29 Mixed Use Buildings, in accordance with Subsection 9.8.2.13
- 30 Motels
- 31 Neighbourhood convenience stores
- 32 Neighbourhood convenience stores, in conjunction with an automobile gas bar or automobile service station
- 33 Nursery garden centres
- 34 Personal service stores
- 35 Pharmacies
- 36 Photocopy shops
- 37 Photographers' studios
- 38 Place of Entertainment/Recreation
- 39 Places of Worship
- 40 Private clubs
- 41 Private parks
- 42 Propane storage tanks
- 43 Public garages
- 44 Public halls
- 45 Deleted
- 46 Restaurants: full service, take-out, and fast food (including drive-through service)
- 47 Retail stores
- 48 Retail warehouses
- 49 Veterinary clinics
- 50 Service or repair shops
- 51 Specialty retail stores
- 52 Accessory used motor vehicle sales
- 53 Accessory uses, buildings, and structures.
- 54 Uses permitted in Section 6.1

Amended by  
Bylaw No.  
65-2018

# Demographics

129 King George Rd., Brantford, ON



Criteria	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Growth
Total Population	39.7k	40.6k	41.2k	41.3k	41.3k	41.3k	41.3k	41.4k	41.4k	41.4k	41.4k	41.4k	4.42%

## DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	41,230	77,247
Households	16,895	31,897
Average Age	43	41
Average Household Income	\$80,804	\$73,177

### Retail Landscape (Trade Area)



**CLEARSTREAM**

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