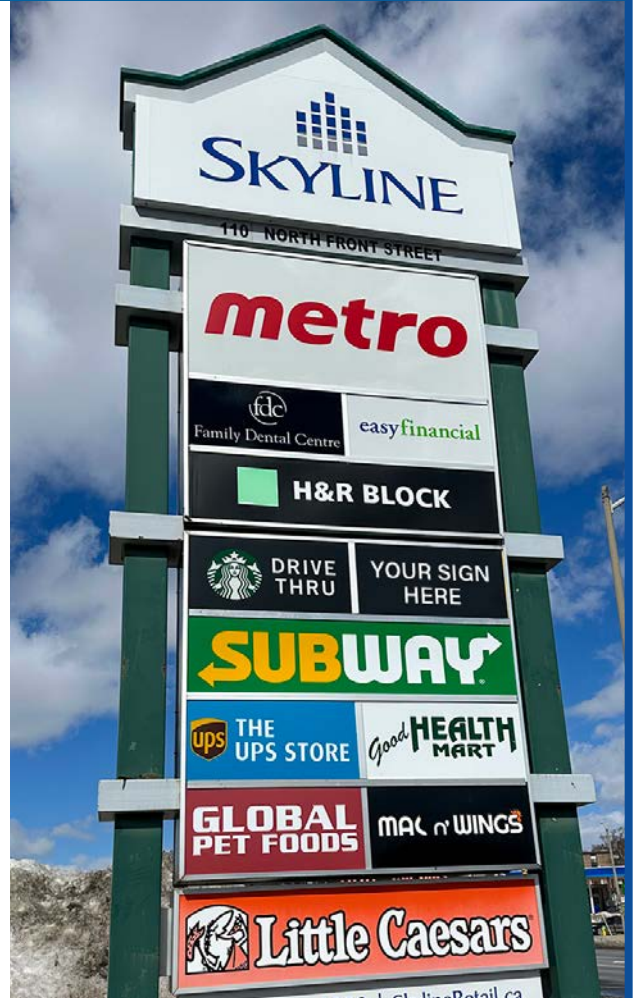


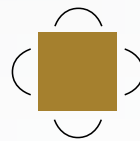
RETAIL SPACE FOR LEASE

KING GEORGE SQUARE, 110 NORTH FRONT ST.
BELLEVILLE, ONTARIO



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

DETAILS

110 NORTH FRONT ST



PLAZA DETAILS:

King George Square is a well positioned shopping plaza on the main north south artery between Highway 401 and downtown Belleville and is centrally located in the market. Anchored by Metro and a number of national tenants including Starbucks, Quesada, Mac N' Wings, H&R Block, Little Caesar's, UPS, Easy Financial, Subway, Global Pet Food and Canada Post.

AVAILABLE UNIT DETAILS:

C004	1,007 SQ. FT.
RENT	\$30 PSF PA
2025 TAX	\$7.65 / SF
2025 OP COSTS	\$9.27 / SF
2025 WATER CB	\$0.78 / SF
AVAILABLE FOR OCCUPANCY	October 1, 2025



VIDEO
WALK-THRU

SITE PLAN

110 NORTH FRONT ST



AVAILABLE

OCCUPIED

UNIT C004 FLOOR PLAN

110 NORTH FRONT ST

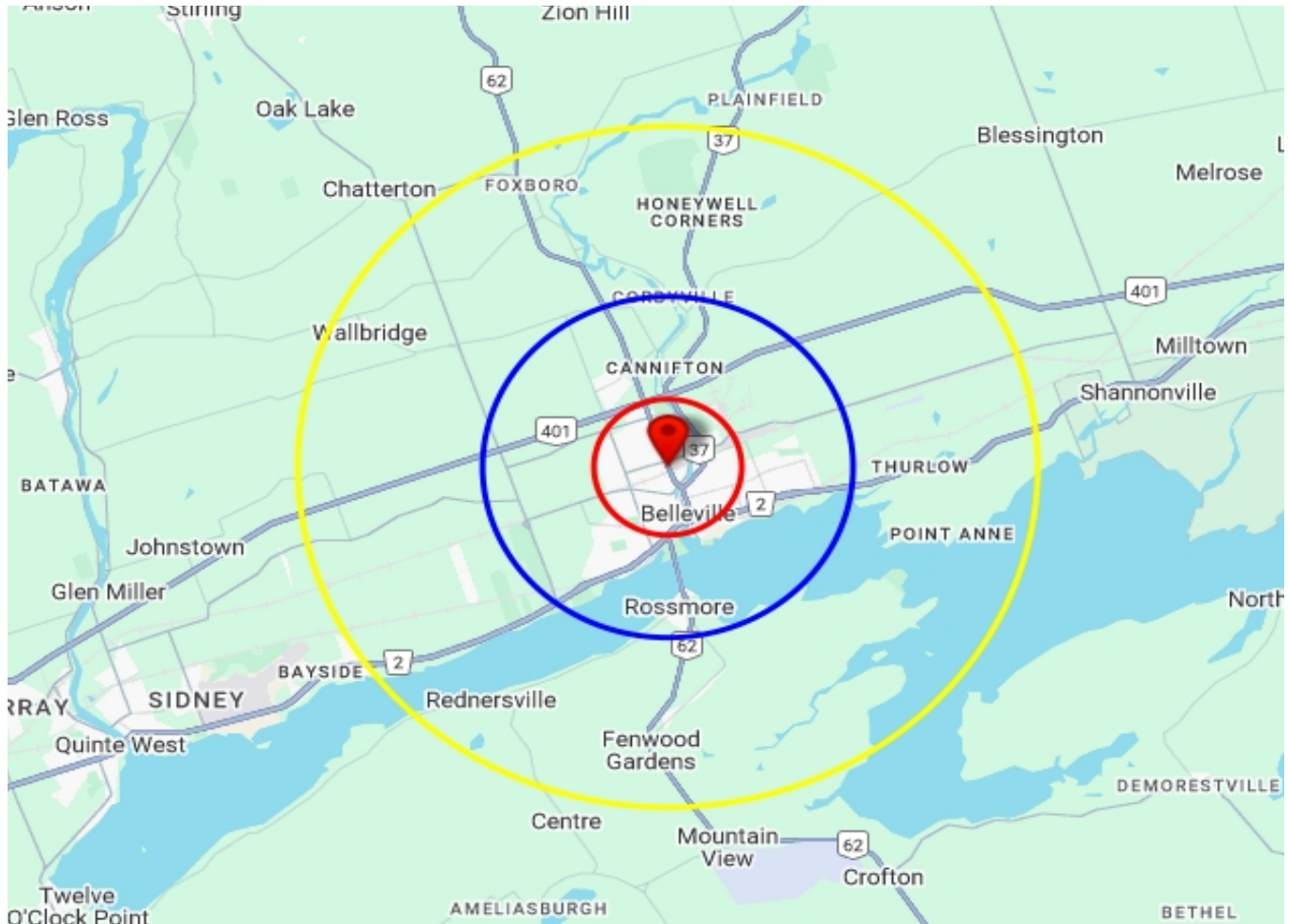
ADJACENT UNIT



ADJACENT UNIT

TRADE AREA MAP

110 NORTH FRONT ST



2024 Daytime Population	110 N Front St, Belleville, ON K8P 0A6 0 - 2 km		110 N Front St, Belleville, ON K8P 0A6 0 - 5 km		110 N Front St, Belleville, ON K8P 0A6 0 - 10 km	
		%		%		%
Total Estimated Population	27,471		53,138		64,534	
Total Daytime Population	31,672		60,350		71,898	
Daytime Population at Home	15,434	48.7%	29,780	49.3%	35,975	50.0%
0 to 14 years	3,800	12.0%	7,431	12.3%	9,136	12.7%
15 to 64 years	6,642	21.0%	11,646	19.3%	13,636	19.0%
65 years and over	4,993	15.8%	10,703	17.7%	13,202	18.4%
Daytime Population at Work	16,853	53.2%	32,098	53.2%	35,937	50.0%
Work At Usual Place	12,776	40.3%	24,139	40.0%	26,404	36.7%
Work Mobile	2,181	6.9%	4,301	7.1%	4,719	6.6%
Work At Home	1,896	6.0%	3,657	6.1%	4,814	6.7%

Source: Sitewise

DEMOGRAPHICS

110 NORTH FRONT ST

2024 Demographic Snapshot	110 N Front St, Belleville, ON K8P 0A6 0 - 2 km		110 N Front St, Belleville, ON K8P 0A6 0 - 5 km		110 N Front St, Belleville, ON K8P 0A6 0 - 10 km	
		%		%		%
Total Population						
2019 estimated	25,845		48,619		59,182	
2024 estimated	27,471		53,138		64,534	
2029 Projected	28,146		55,117		67,025	
% Pop. Change (2019-2024)	6.3%		9.3%		9.0%	
% Pop. Change (2024-2029)	2.5%		3.7%		3.9%	
2024 Total Population by Age	27,471		53,138		64,534	
0 to 4 years	1,166	4.2%	2,279	4.3%	2,786	4.3%
5 to 19 years	4,040	14.7%	8,000	15.1%	9,897	15.3%
20 to 24 years	2,125	7.7%	3,766	7.1%	4,378	6.8%
25 to 34 years	4,203	15.3%	7,194	13.5%	8,332	12.9%
35 to 44 years	3,248	11.8%	6,130	11.5%	7,427	11.5%
45 to 54 years	3,128	11.4%	6,007	11.3%	7,352	11.4%
55 to 64 years	3,591	13.1%	6,993	13.2%	8,817	13.7%
65 to 74 years	3,110	11.3%	6,533	12.3%	8,127	12.6%
75 years & over	2,861	10%	6,236	12%	7,418	11%
Median Age	41.6		43.7		44.2	
2024 Total Census Families	6,842		13,928		17,360	
Average Persons Per Family	2.8		2.8		2.8	
Total Couples	5,019	73.4%	10,952	78.6%	13,993	80.6%
Without children at home	2,902	42.4%	6,315	45.3%	7,998	46.1%
With children at home	2,117	30.9%	4,637	33.3%	5,995	34.5%
Lone-parent families	1,823	26.6%	2,977	21.4%	3,366	19.4%
Children Per Census Family	1.0		0.9		0.9	
2024 Educational Attainment (15 years+)	22,993		44,325		54,089	
Less than a bachelor degree	19,250	83.7%	35,521	80.1%	43,624	80.7%
Bachelor degree & higher	3,742	16.3%	8,805	19.9%	10,465	19.3%
2024 Households	12,131		22,796		27,174	
Persons per household	2.21		2.27		2.33	
Average household income	\$ 87,030		\$ 98,757		\$ 105,963	
2024 Occupied Dwellings	12,131		22,796		27,174	
Owned dwellings	6,219	51.3%	13,447	59.0%	17,316	63.7%
Rented dwellings	5,912	48.7%	9,349	41.0%	9,858	36.3%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	Before 1960		Before 1960		1961-1980	
Dominant Demographics						
Official Home Language	English		English		English	

Source: Sitewise

DEMOGRAPHICS

110 NORTH FRONT ST

2024 Estimates Visible Minority	110 N Front St, Belleville, ON K8P 0A6 0 - 2 km		110 N Front St, Belleville, ON K8P 0A6 0 - 5 km		110 N Front St, Belleville, ON K8P 0A6 0 - 10 km	
		%		%		%
2024 Household Population by visible minority groups	26,791	%base	51,741	%base	63,232	%base
Total visible minority population	3,123	11.7%	5,866	11.3%	6,451	10.2%
Chinese	217	0.8%	514	1.0%	534	0.8%
South Asian	1,351	5.0%	2,574	5.0%	2,912	4.6%
Black	376	1.4%	699	1.4%	835	1.3%
Filipino	314	1.2%	551	1.1%	569	0.9%
Latin American	320	1.2%	499	1.0%	510	0.8%
Southeast Asian	94	0.3%	233	0.5%	237	0.4%
Arab	115	0.4%	133	0.3%	143	0.2%
West Asian	52	0.2%	57	0.1%	57	0.1%
Korean	85	0.3%	213	0.4%	230	0.4%
Japanese	9	0.0%	75	0.1%	77	0.1%
Visible minority, n.i.e.	84	0.3%	166	0.3%	182	0.3%
Multiple visible minorities	107	0.4%	152	0.3%	166	0.3%
Not a visible minority	23,668	88.3%	45,875	88.7%	56,781	89.8%

2027 Projections Visible Minority	110 N Front St, Belleville, ON K8P 0A6 0 - 2 km		110 N Front St, Belleville, ON K8P 0A6 0 - 5 km		110 N Front St, Belleville, ON K8P 0A6 0 - 10 km	
		%		%		%
2027 Household Population by visible minority groups	27,209	%base	53,005	%base	64,811	%base
Total visible minority population	3,506	12.9%	6,702	12.6%	7,374	11.4%
Chinese	233	0.9%	563	1.1%	585	0.9%
South Asian	1,604	5.9%	3,094	5.8%	3,501	5.4%
Black	400	1.5%	751	1.4%	898	1.4%
Filipino	332	1.2%	588	1.1%	607	0.9%
Latin American	367	1.3%	574	1.1%	587	0.9%
Southeast Asian	96	0.4%	241	0.5%	245	0.4%
Arab	123	0.5%	141	0.3%	151	0.2%
West Asian	60	0.2%	65	0.1%	65	0.1%
Korean	90	0.3%	236	0.4%	254	0.4%
Japanese	9	0.0%	128	0.2%	129	0.2%
Visible minority, n.i.e.	85	0.3%	168	0.3%	184	0.3%
Multiple visible minorities	108	0.4%	153	0.3%	167	0.3%
Not a visible minority	23,704	87.1%	46,303	87.4%	57,437	88.6%