



CUBECOM
FULL SERVICE REALTY



CORY ROSEN*
SENIOR VICE PRESIDENT
(416) 523-7749
CROSEN@CUBECOM.CA

COOPER BLUME*
(416) 566-8217
CBLUME@CUBECOM.CA

99 BALSAM STREET

COLLINGWOOD



CUBECOM COMMERCIAL REALTY INC. BROKERAGE | #101-212 KING ST W, TORONTO. ON, M5H 1K5 | CUBECOM.CA

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. * Sales Representative

PROPERTY DETAILS

- Exciting retail opportunity in Collingwood Ontario. Join tenants such as Canadian Tire, Sport Check, Freshco, Winners, Homesense, Marks Works Warehouse, Pet Valu and more.
- The site benefits from ample parking, easy access, and close proximity to downtown Collingwood.
- Services a market with household income levels in excess of \$102,000, far exceeding the national average.
- The site is a quick drive to the Blue Mountain village.
- Pylon signage opportunity.

UNIT DETAILS

AREA: 1,736 SF **NET RENT:** Contact Listing Broker **TMI:** \$11.15 per SF. (Estimated 2024)

DEMOGRAPHICS



POPULATION

0 - 5 KM - 24,315 | 0-10 KM 29,676 | 0-20 KM 61,518



DAYTIME POPULATION

0 - 5 KM - 25,823 | 0-10 KM 31,161 | 0-20 KM 57,409



AVG. HOUSEHOLD INCOME

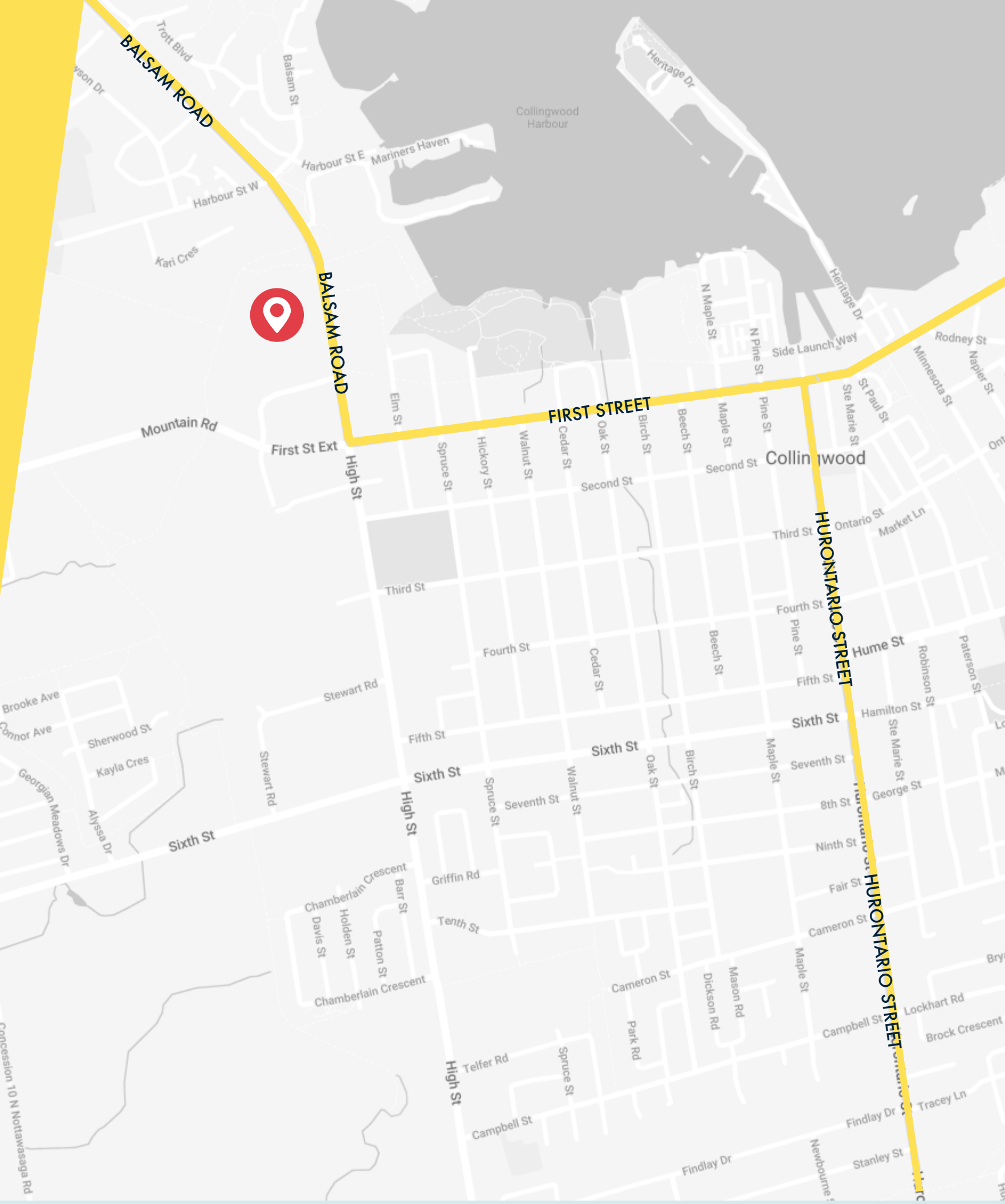
0 - 5 KM - \$94,675 | 0-10 KM \$102,619 | 0-20 KM \$97,015



MEDIAN AGE

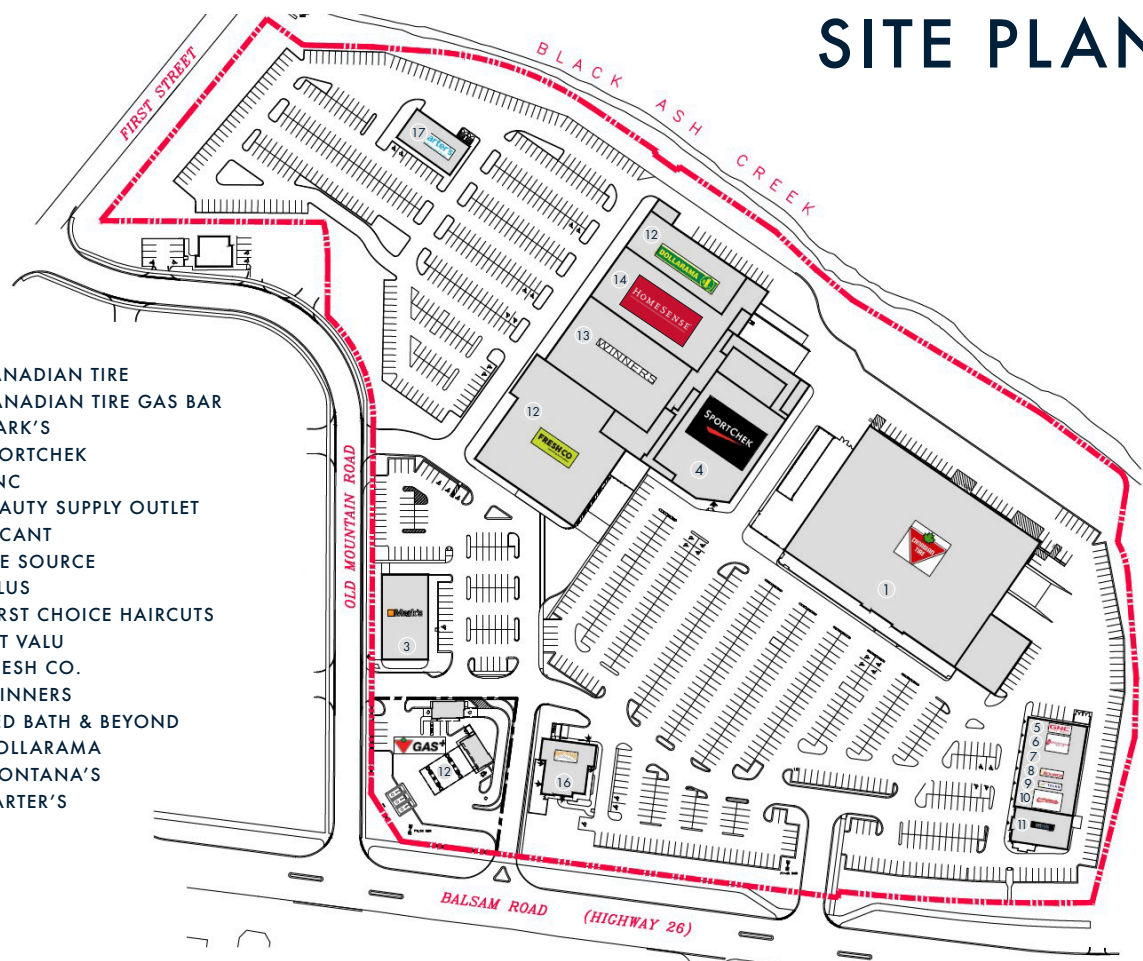
0 - 5 KM - 48.9 | 0-10 KM 49.7 | 0-20 KM 51.6

SOURCE: SITWISE

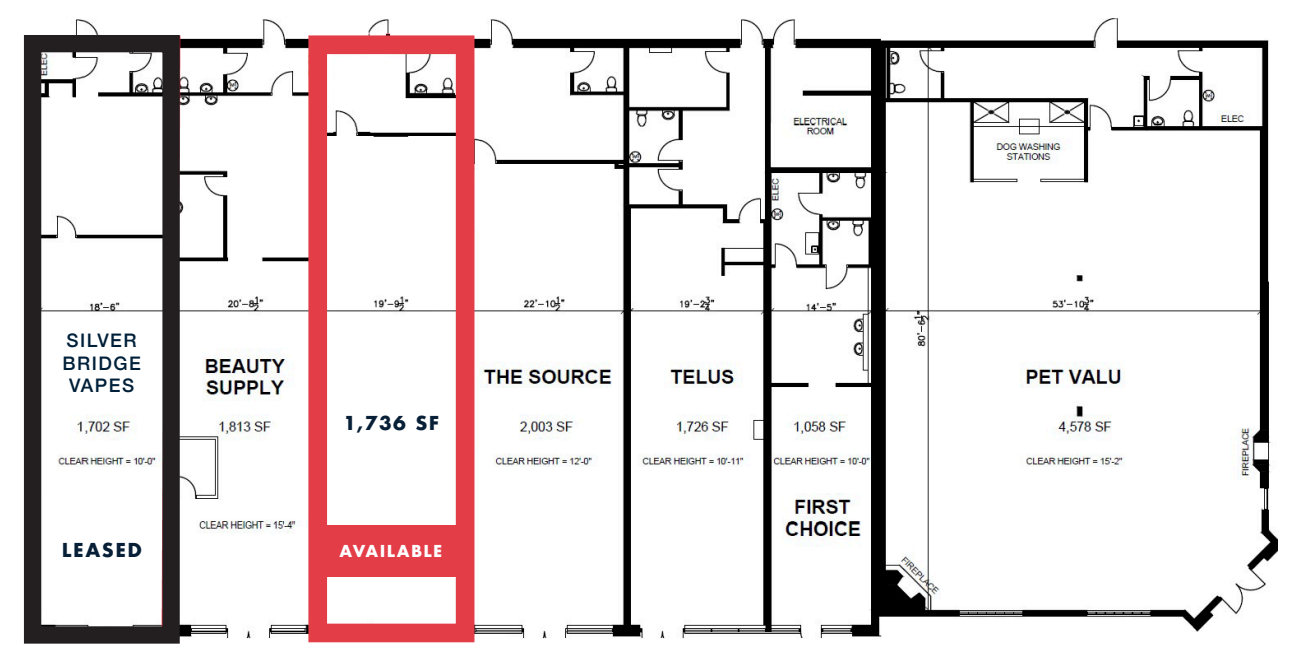


SITE PLAN

1. CANADIAN TIRE
2. CANADIAN TIRE GAS BAR
3. MARK'S
4. SPORTCHEK
5. GNC
6. BEAUTY SUPPLY OUTLET
7. VACANT
8. THE SOURCE
9. TELUS
10. FIRST CHOICE HAIRCUTS
11. PET VALU
12. FRESH CO.
13. WINNERS
14. BED BATH & BEYOND
15. DOLLARAMA
16. MONTANA'S
17. CARTER'S



FLOOR PLAN





CUBECOM
FULL SERVICE REALTY

CORY ROSEN*

Senior Vice President
(416) 523-7749
crosen@cubecom.ca

COOPER BLUME*

(416) 566-8217
cblume@cubecom.ca

CUBECOM COMMERCIAL REALTY INC. BROKERAGE.

#101-212 KING ST W,
TORONTO, ON, M5H 1K5 |
CUBECOM.CA

The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time.

*Sales Representative

