

RETAIL SPACE FOR LEASE

100 BELMONT DRIVE
LONDON, ON

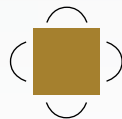


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Goudy Real Estate Corp.
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Goudy Real Estate Corp. | 505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

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SITE DETAILS

100 BELMONT DRIVE



DETAILS:

- Excellent 3,317 square foot retail location at the corner of Belmont Drive and Wharncliffe Road South in London ON.
- High traffic and great visibility with excellent signage opportunities including pylon.
- A broad range of retail and service uses available.
- Immediate occupancy.

AVAILABLE UNITS:

UNIT 4A: 3,317 s.f.

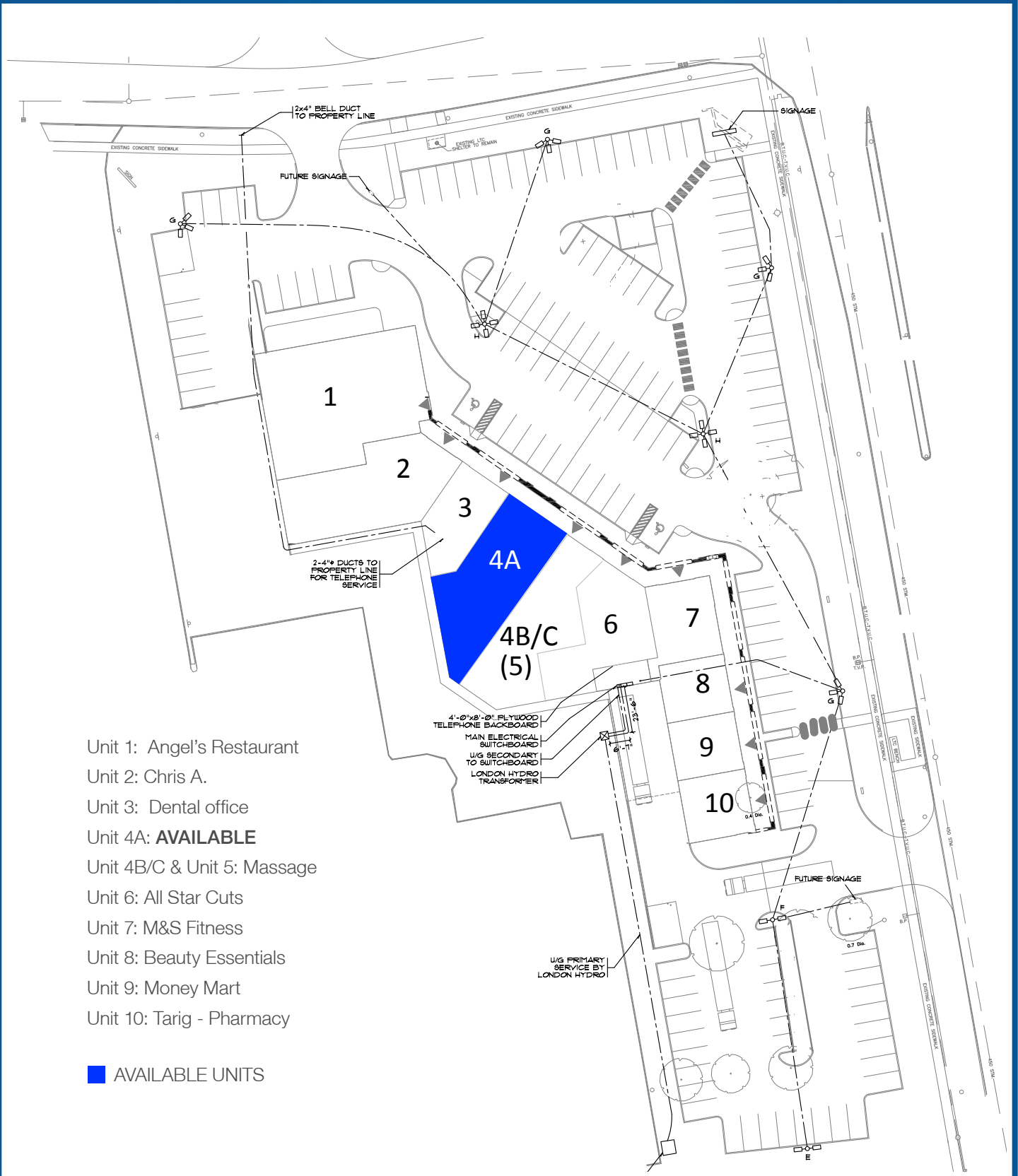
ASKING RENT: \$14.00 p.s.f. net

T.M.I: \$13.76 psf (2022 budget)

**Coming soon one unit of 1,400 sq ft and one of +/- 2,000 sq ft. Enquire with listing broker.*

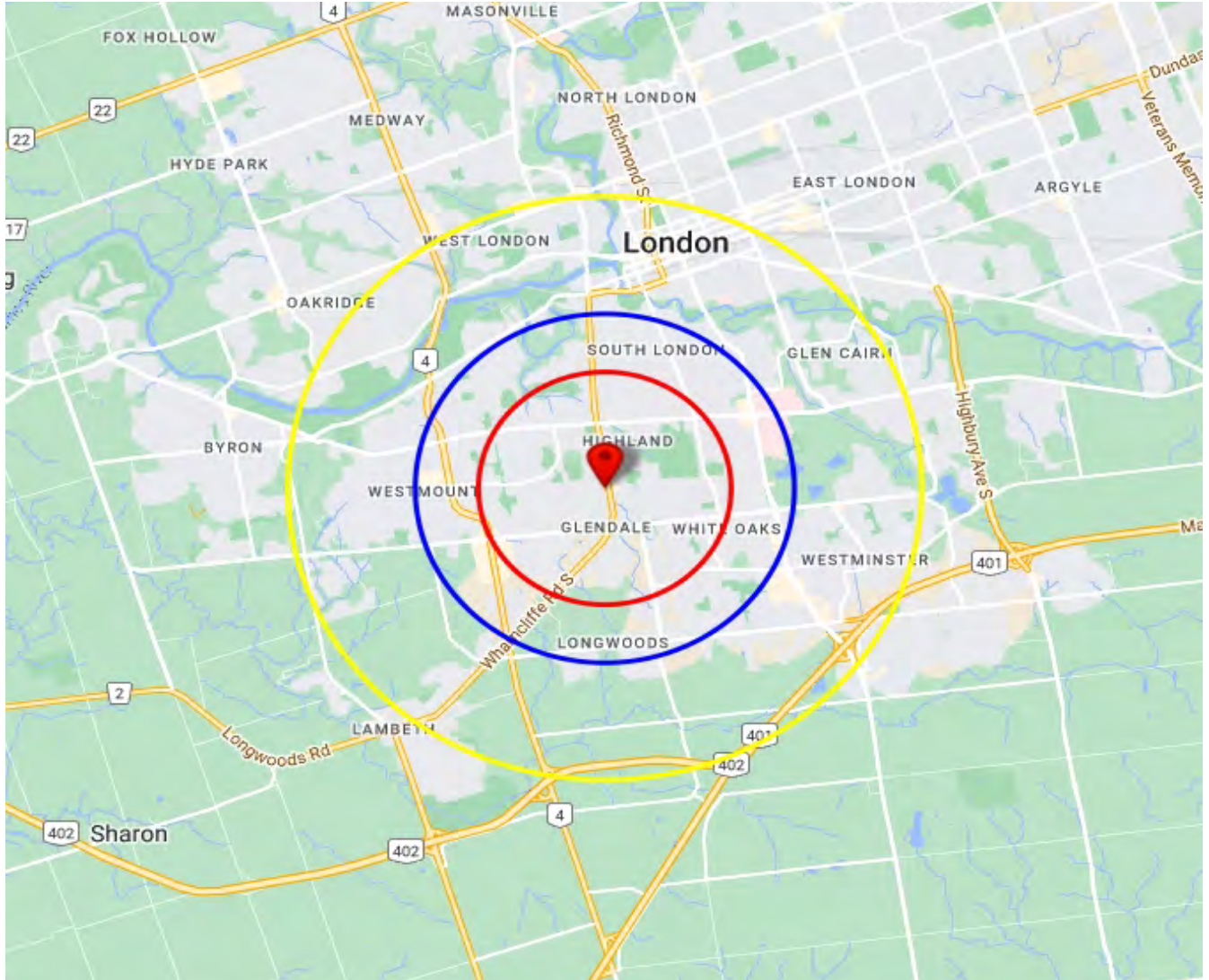
SITE PLAN - AVAILABLE UNITS

100 BELMONT DRIVE



TRADE AREA MAP

100 BELMONT DRIVE



| 2020 Daytime Population | 100 Belmont Dr, London, ON N6J 3T4 0 - 2 km | | 100 Belmont Dr, London, ON N6J 3T4 0 - 3 km | | 100 Belmont Dr, London, ON N6J 3T4 0 - 5 km | |
|-----------------------------------|--|-------|--|-------|--|-------|
| | | % | | % | | % |
| Total Estimated Population | 33,708 | | 77,125 | | 152,610 | |
| Total Daytime Population | 28,862 | | 65,742 | | 188,177 | |
| Daytime Population at Home | 18,021 | 62.4% | 40,905 | 62.2% | 78,631 | 41.8% |
| 0 to 14 years | 5,449 | 18.9% | 12,457 | 18.9% | 22,108 | 11.7% |
| 15 to 64 years | 7,112 | 24.6% | 16,777 | 25.5% | 33,122 | 17.6% |
| 65 years and over | 5,460 | 18.9% | 11,670 | 17.8% | 23,401 | 12.4% |
| Daytime Population at Work | 10,841 | 37.6% | 24,837 | 37.8% | 109,546 | 58.2% |
| Work At Usual Place | 8,296 | 28.7% | 19,040 | 29.0% | 88,727 | 47.2% |
| Work Mobile | 1,567 | 5.4% | 3,560 | 5.4% | 16,338 | 8.7% |
| Work At Home | 977 | 3.4% | 2,237 | 3.4% | 4,481 | 2.4% |

DEMOGRAPHICS SNAPSHOT

100 BELMONT DRIVE

| 2020 Demographic Snapshot | 100 Belmont Dr, London, ON N6J 3T4 0 - 2 km | | 100 Belmont Dr, London, ON N6J 3T4 0 - 3 km | | 100 Belmont Dr, London, ON N6J 3T4 0 - 5 km | |
|--|--|-------|--|-------|--|-------|
| | | % | | % | | % |
| Total Population | | | | | | |
| 2015 estimated | 31,950 | | 73,124 | | 144,103 | |
| 2020 estimated | 33,708 | | 77,125 | | 152,610 | |
| 2025 Projected | 35,007 | | 80,565 | | 160,592 | |
| % Pop. Change (2015-2020) | 5.5% | | 5.5% | | 5.9% | |
| % Pop. Change (2020-2025) | 3.9% | | 4.5% | | 5.2% | |
| 2020 Total Population by Age | 33,708 | | 77,125 | | 152,610 | |
| 0 to 4 years | 1,725 | 5.1% | 3,955 | 5.1% | 7,225 | 4.7% |
| 5 to 19 years | 5,712 | 16.9% | 12,807 | 16.6% | 22,698 | 14.9% |
| 20 to 24 years | 2,015 | 6.0% | 4,609 | 6.0% | 9,633 | 6.3% |
| 25 to 34 years | 4,703 | 14.0% | 11,754 | 15.2% | 25,054 | 16.4% |
| 35 to 44 years | 4,303 | 12.8% | 10,224 | 13.3% | 19,919 | 13.1% |
| 45 to 54 years | 4,079 | 12.1% | 9,379 | 12.2% | 18,200 | 11.9% |
| 55 to 64 years | 4,717 | 14.0% | 10,581 | 13.7% | 20,978 | 13.7% |
| 65 to 74 years | 3,693 | 11.0% | 8,003 | 10.4% | 16,092 | 10.5% |
| 75 years & over | 2,761 | 8% | 5,812 | 8% | 12,813 | 8% |
| Median Age | 41.1 | | 40.0 | | 40.6 | |
| 2020 Total Census Families | 8,993 | | 20,485 | | 39,210 | |
| Average Persons Per Family | 3.0 | | 2.9 | | 2.9 | |
| Total Couples | 7,207 | 80.1% | 16,016 | 78.2% | 31,103 | 79.3% |
| Without children at home | 3,378 | 37.6% | 7,744 | 37.8% | 16,133 | 41.1% |
| With children at home | 3,829 | 42.6% | 8,272 | 40.4% | 14,970 | 38.2% |
| Lone-parent families | 1,786 | 19.9% | 4,468 | 21.8% | 8,107 | 20.7% |
| Children Per Census Family | 1.1 | | 1.1 | | 1.0 | |
| 2020 Educational Attainment (15 years+) | 27,403 | | 63,663 | | 127,415 | |
| Less than a bachelor degree | 20,828 | 76.0% | 48,598 | 76.3% | 95,372 | 74.9% |
| Bachelor degree & higher | 6,575 | 24.0% | 15,066 | 23.7% | 32,043 | 25.1% |
| 2020 Households | 13,521 | | 32,818 | | 68,162 | |
| Persons per household | 2.42 | | 2.32 | | 2.19 | |
| Average household income | \$ 86,704 | | \$ 80,300 | | \$ 80,721 | |
| 2020 Occupied Dwellings | 13,521 | | 32,818 | | 68,162 | |
| Owned dwellings | 8,728 | 64.6% | 18,211 | 55.5% | 36,142 | 53.0% |
| Rented dwellings | 4,793 | 35.4% | 14,607 | 44.5% | 32,020 | 47.0% |
| Dominant building type | Houses | | Houses | | Houses | |
| Dominant period of construction | 1961-1980 | | 1961-1980 | | 1961-1980 | |
| Dominant Demographics | | | | | | |
| Official Home Language | English | | English | | English | |
| Dominant non-official language | Arabic | | Arabic | | Arabic | |