

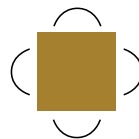
OFFICE SPACE FOR LEASE

21 COLLEGE ST. WEST, SECOND FLOOR
BELLEVILLE, ONTARIO



Len Goudy

Broker of Record
Goudy Real Estate Corp.
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Goudy Real Estate Corp.
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DETAILS

21 COLLEGE ST. WEST



PLAZA DETAILS:

This second-floor office space is located in a very busy and well positioned shopping plaza at the corner of the main north south artery between Highway 401 and downtown Belleville and is centrally located in the market. Anchored by Metro and several national tenants including Starbucks, H&R Block, UPS, Easy Financial, Canada Post, Subway, Global Pet Food and many more.

0004 UNIT DETAILS:

SPACE AVAILABLE (Second Floor)	1,281 SQ. FT.
RENT	\$8.00 PSF PA
2025 TAX	\$6.51 / SF
2025 CAM	\$10.78 / SF
AVAILABLE FOR OCCUPANCY	July 1, 2025

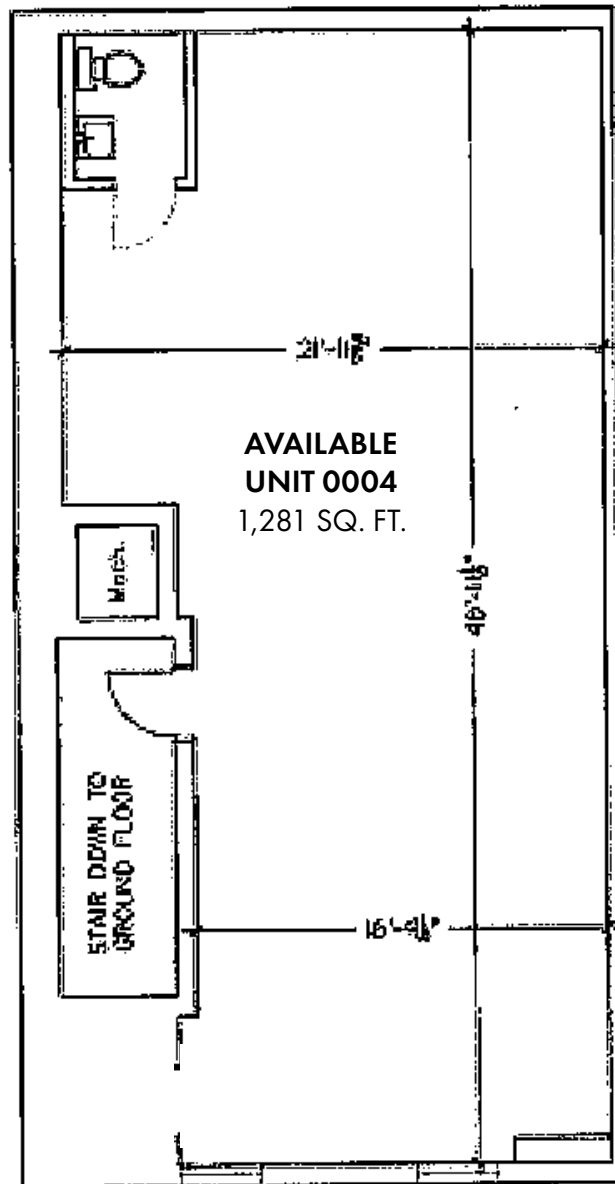
SITE PLAN

21 COLLEGE ST. WEST



UNIT 0004 FLOOR PLAN

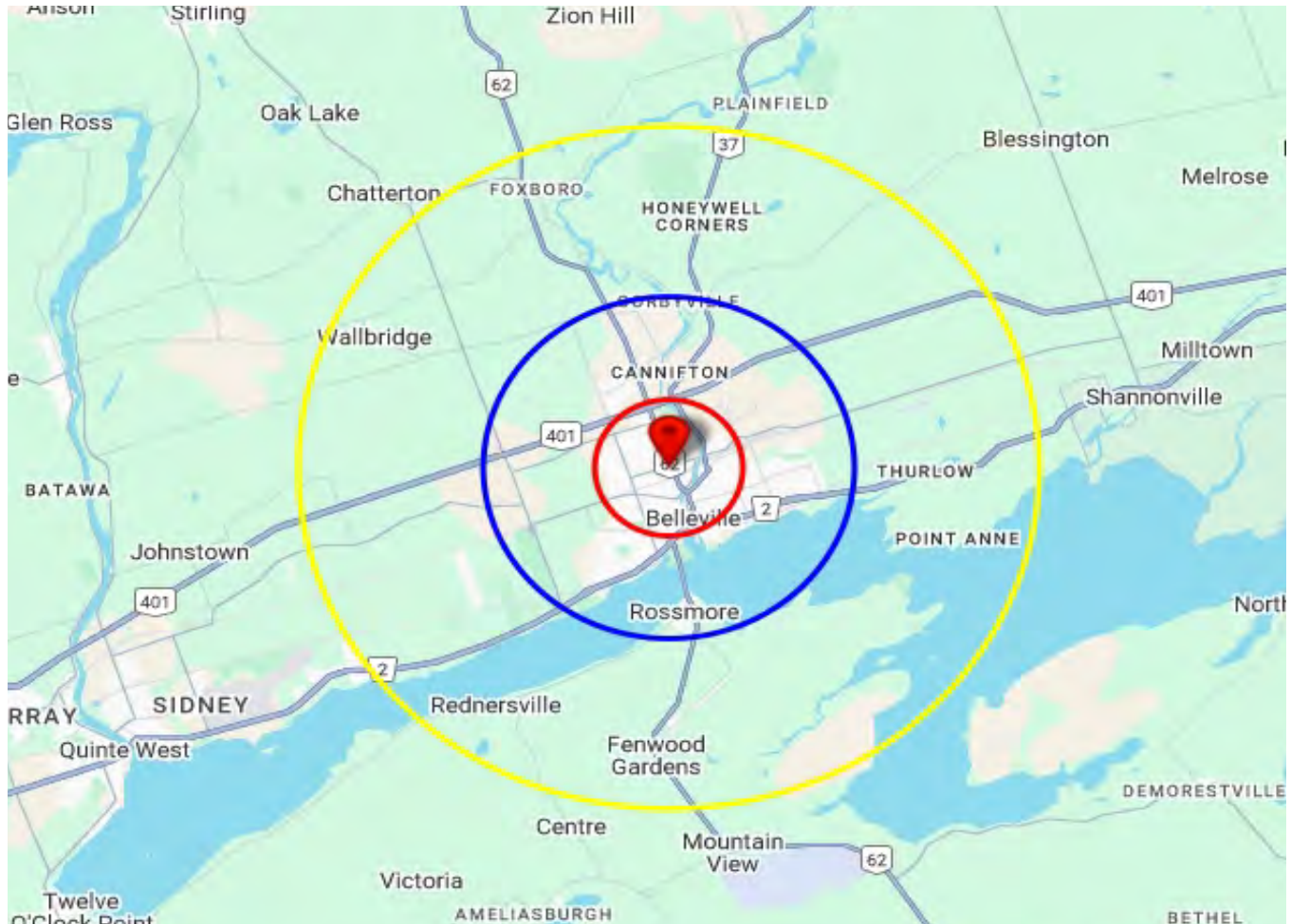
21 COLLEGE ST. WEST



SECOND FLOOR AREA

TRADE AREA MAP

21 COLLEGE ST. WEST



2024 Daytime Population	21 College St W, Belleville, ON K8P 2G3 0 - 2 km		21 College St W, Belleville, ON K8P 2G3 0 - 5 km		21 College St W, Belleville, ON K8P 2G3 0 - 10 km	
		%		%		%
Total Estimated Population	26,378		53,014		64,489	
Total Daytime Population	31,030		60,338		71,892	
Daytime Population at Home	14,734	47.5%	29,699	49.2%	35,952	50.0%
0 to 14 years	3,672	11.8%	7,417	12.3%	9,128	12.7%
15 to 64 years	6,333	20.4%	11,626	19.3%	13,623	18.9%
65 years and over	4,730	15.2%	10,656	17.7%	13,201	18.4%
Daytime Population at Work	16,867	54.4%	32,097	53.2%	35,935	50.0%
Work At Usual Place	12,813	41.3%	24,139	40.0%	26,403	36.7%
Work Mobile	2,226	7.2%	4,301	7.1%	4,719	6.6%
Work At Home	1,828	5.9%	3,656	6.1%	4,812	6.7%

Source: Sitewise

DEMOGRAPHICS

21 COLLEGE ST. WEST

2024 Demographic Snapshot	21 College St W, Belleville, ON K8P 2G3 0 - 2 km		21 College St W, Belleville, ON K8P 2G3 0 - 5 km		21 College St W, Belleville, ON K8P 2G3 0 - 10 km	
		%		%		%
Total Population						
2019 estimated	24,831		48,505		59,138	
2024 estimated	26,378		53,014		64,489	
2029 Projected	27,019		54,988		66,978	
% Pop. Change (2019-2024)	6.2%		9.3%		9.0%	
% Pop. Change (2024-2029)	2.4%		3.7%		3.9%	
2024 Total Population by Age	26,378		53,014		64,489	
0 to 4 years	1,123	4.3%	2,275	4.3%	2,783	4.3%
5 to 19 years	3,895	14.8%	7,988	15.1%	9,888	15.3%
20 to 24 years	2,044	7.7%	3,762	7.1%	4,375	6.8%
25 to 34 years	4,054	15.4%	7,184	13.6%	8,325	12.9%
35 to 44 years	3,134	11.9%	6,119	11.5%	7,421	11.5%
45 to 54 years	3,009	11.4%	5,996	11.3%	7,345	11.4%
55 to 64 years	3,439	13.0%	6,971	13.1%	8,809	13.7%
65 to 74 years	2,965	11.2%	6,505	12.3%	8,122	12.6%
75 years & over	2,716	10%	6,215	12%	7,421	12%
Median Age	41.4		43.6		44.2	
2024 Total Census Families	6,531		13,892		17,347	
Average Persons Per Family	2.8		2.8		2.8	
Total Couples	4,775	73.1%	10,917	78.6%	13,981	80.6%
Without children at home	2,738	41.9%	6,291	45.3%	7,992	46.1%
With children at home	2,038	31.2%	4,627	33.3%	5,989	34.5%
Lone-parent families	1,756	26.9%	2,974	21.4%	3,366	19.4%
Children Per Census Family	1.0		0.9		0.9	
2024 Educational Attainment (15 years+)	22,000		44,226		54,052	
Less than a bachelor degree	18,493	84.1%	35,453	80.2%	43,599	80.7%
Bachelor degree & higher	3,507	15.9%	8,773	19.8%	10,453	19.3%
2024 Households	11,590		22,748		27,161	
Persons per household	2.21		2.27		2.33	
Average household income	\$ 86,843		\$ 98,657		\$ 105,941	
2024 Occupied Dwellings	11,590		22,748		27,161	
Owned dwellings	5,975	51.6%	13,403	58.9%	17,305	63.7%
Rented dwellings	5,615	48.4%	9,345	41.1%	9,855	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

21 COLLEGE ST. WEST

2024 Estimates Visible Minority	21 College St W, Belleville, ON K8P 2G3 0 - 2 km		21 College St W, Belleville, ON K8P 2G3 0 - 5 km		21 College St W, Belleville, ON K8P 2G3 0 - 10 km	
		%		%		%
2024 Household Population by visible minority groups	25,668	%base	51,630	%base	63,187	%base
Total visible minority population	3,047	11.9%	5,865	11.4%	6,451	10.2%
Chinese	213	0.8%	514	1.0%	534	0.8%
South Asian	1,324	5.2%	2,574	5.0%	2,912	4.6%
Black	340	1.3%	699	1.4%	835	1.3%
Filipino	310	1.2%	551	1.1%	568	0.9%
Latin American	320	1.2%	499	1.0%	511	0.8%
Southeast Asian	94	0.4%	233	0.5%	237	0.4%
Arab	115	0.4%	133	0.3%	143	0.2%
West Asian	51	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	103	0.4%	151	0.3%	166	0.3%
Not a visible minority	22,621	88.1%	45,764	88.6%	56,737	89.8%

2027 Projections Visible Minority	21 College St W, Belleville, ON K8P 2G3 0 - 2 km		21 College St W, Belleville, ON K8P 2G3 0 - 5 km		21 College St W, Belleville, ON K8P 2G3 0 - 10 km	
		%		%		%
2027 Household Population by visible minority groups	26,068	%base	52,891	%base	64,765	%base
Total visible minority population	3,421	13.1%	6,701	12.7%	7,373	11.4%
Chinese	230	0.9%	563	1.1%	585	0.9%
South Asian	1,572	6.0%	3,094	5.9%	3,501	5.4%
Black	361	1.4%	751	1.4%	898	1.4%
Filipino	327	1.3%	588	1.1%	607	0.9%
Latin American	367	1.4%	574	1.1%	588	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	58	0.2%	65	0.1%	65	0.1%
Korean	90	0.3%	236	0.4%	254	0.4%
Japanese	8	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	104	0.4%	152	0.3%	167	0.3%
Not a visible minority	22,646	86.9%	46,190	87.3%	57,392	88.6%