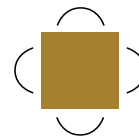


RETAIL SPACE FOR LEASE

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

14 Bigwood Court, Toronto, ON M1H 1Z9 | (905) 477-3000

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DETAILS

110 NORTH FRONT ST



PRIME RETAIL OPPORTUNITY AT KING GEORGE SQUARE

King George Square is a strategically positioned commercial center situated on Belleville's primary north-south arterial route. This location offers a rare opportunity to secure a high-visibility unit within the city's most established retail corridor, bridging the gap between Highway 401 and the downtown core.

LOCATION HIGHLIGHTS:

Exceptional Co-Tenancy: Anchored by a high-volume Metro, ensuring a constant draw of local shoppers.

High-Profile Placement: The unit is ideally situated between Starbucks and Mac N' Wings, benefiting from high-frequency pedestrian traffic and premium frontage.

Established Destination: Home to a diverse mix of national service providers including Canada Post, The UPS Store, and Global Pet Foods, making it a one-stop destination for the local community.

Accessibility: Offers ample on-site parking and easy ingress/egress on one of Belleville's busiest thoroughfares.

SITE PLAN

110 NORTH FRONT ST



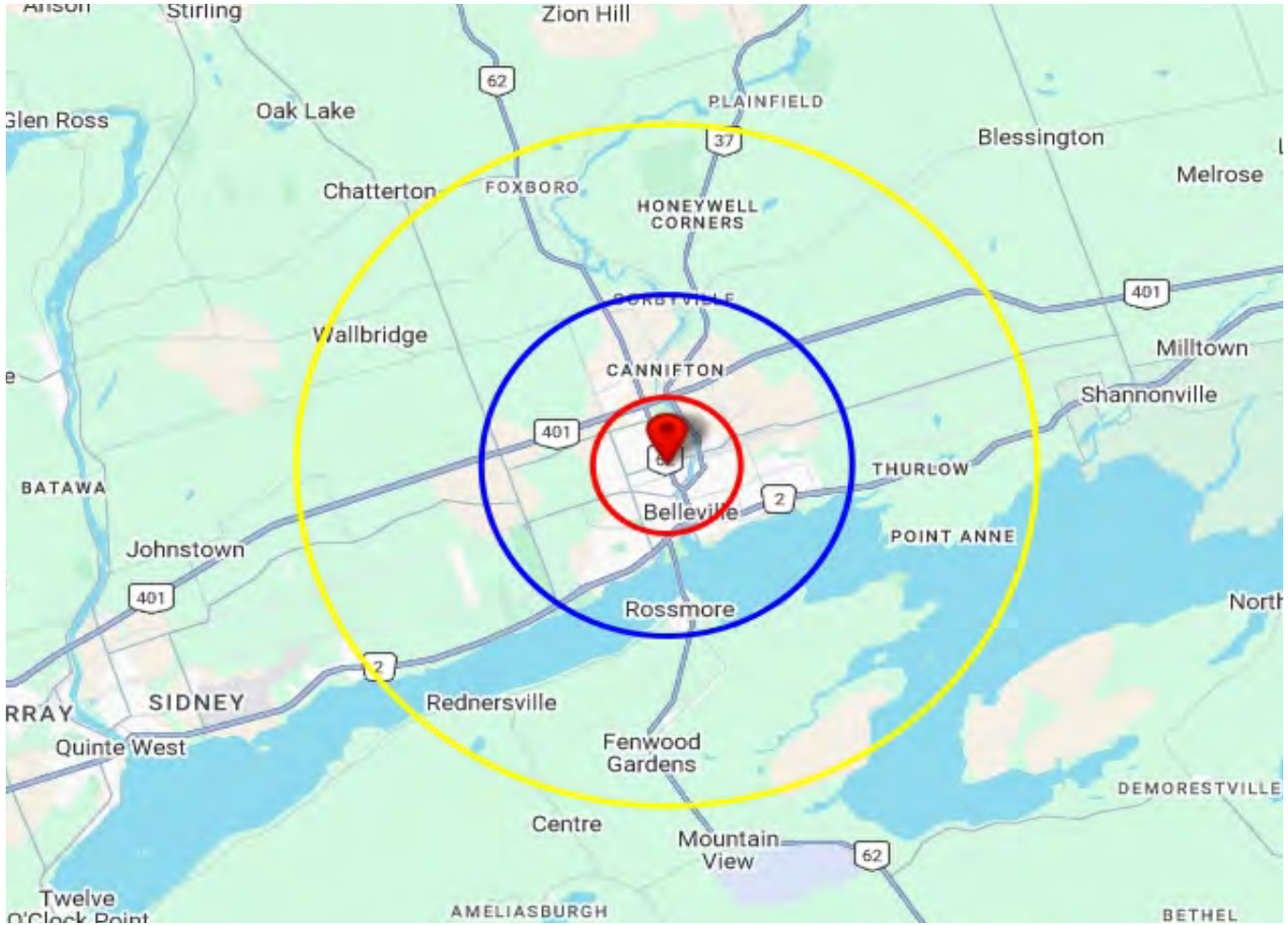
■ AVAILABLE
 ■ OCCUPIED

BLDG B UNIT 2 DETAILS:

SPACE AVAILABLE	1,280 SQ. FT.
RENT	\$35.00 PSF PA
2025 TAX	\$6.94 / SF
CAM	\$4.85/ SF

TRADE AREA MAP

110 NORTH FRONT ST



2025 Daytime Population	110 N Front St, Belleville, ON K8P 5J8 0 - 2 km		110 N Front St, Belleville, ON K8P 5J8 0 - 5 km		110 N Front St, Belleville, ON K8P 5J8 0 - 10 km	
		%		%		%
Total Estimated Population	27,456		54,437		66,087	
Total Daytime Population	32,254		63,184		74,980	
Daytime Population at Home	14,472	44.9%	28,697	45.4%	34,718	46.3%
0 to 14 years	3,716	11.5%	7,419	11.7%	9,121	12.2%
15 to 64 years	5,651	17.5%	10,025	15.9%	11,654	15.5%
65 years and over	5,104	15.8%	11,253	17.8%	13,943	18.6%
Daytime Population at Work	18,316	56.8%	35,915	56.8%	40,250	53.7%
Work At Usual Place	14,221	44.1%	27,840	44.1%	30,655	40.9%
Work Mobile	2,506	7.8%	4,879	7.7%	5,396	7.2%
Work At Home	1,589	4.9%	3,196	5.1%	4,200	5.6%

DEMOGRAPHICS

110 NORTH FRONT ST

2025 Demographic Snapshot	110 N Front St, Belleville, ON K8P 5J8 0 - 2 km		110 N Front St, Belleville, ON K8P 5J8 0 - 5 km		110 N Front St, Belleville, ON K8P 5J8 0 - 10 km	
		%		%		%
Total Population						
2020 estimated	25,394		49,511		60,289	
2025 estimated	27,456		54,437		66,087	
2030 Projected	27,866		55,390		67,438	
% Pop. Change (2020-2025)	8.1%		9.9%		9.6%	
% Pop. Change (2025-2030)	1.5%		1.8%		2.0%	
2025 Total Population by Age	27,456		54,437		66,087	
0 to 4 years	1,144	4.2%	2,270	4.2%	2,772	4.2%
5 to 19 years	3,940	14.4%	8,012	14.7%	9,890	15.0%
20 to 24 years	2,025	7.4%	3,702	6.8%	4,280	6.5%
25 to 34 years	4,317	15.7%	7,515	13.8%	8,663	13.1%
35 to 44 years	3,408	12.4%	6,522	12.0%	7,899	12.0%
45 to 54 years	3,065	11.2%	6,010	11.0%	7,362	11.1%
55 to 64 years	3,475	12.7%	6,916	12.7%	8,732	13.2%
65 to 74 years	3,175	11.6%	6,910	12.7%	8,635	13.1%
75 years & over	2,907	11%	6,581	12%	7,855	12%
Median Age	41.5		43.7		44.4	
2025 Total Census Families	6,757		14,086		17,595	
Average Persons Per Family	2.8		2.8		2.8	
Total Couples	4,932	73.0%	11,023	78.3%	14,133	80.3%
Without children at home	2,829	41.9%	6,348	45.1%	8,071	45.9%
With children at home	2,103	31.1%	4,675	33.2%	6,062	34.5%
Lone-parent families	1,825	27.0%	3,063	21.7%	3,462	19.7%
Children Per Census Family	1.0		0.9		0.9	
2025 Educational Attainment (15 years+)	23,136		45,542		55,564	
Less than a bachelor degree	19,348	83.6%	36,271	79.6%	44,503	80.1%
Bachelor degree & higher	3,788	16.4%	9,271	20.4%	11,062	19.9%
2025 Households	11,929		23,031		27,516	
Persons per household	2.25		2.30		2.35	
Average household income	\$ 87,303		\$ 100,911		\$ 108,741	
2025 Occupied Dwellings	11,929		23,031		27,516	
Owned dwellings	6,107	51.2%	13,537	58.8%	17,494	63.6%
Rented dwellings	5,821	48.8%	9,493	41.2%	10,022	36.4%
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

2025 Estimates Visible Minority	110 N Front St, Belleville, ON K8P 5J8 0 - 2 km		110 N Front St, Belleville, ON K8P 5J8 0 - 5 km		110 N Front St, Belleville, ON K8P 5J8 0 - 10 km	
		%		%		%
2025 Household Population by visible minority groups	26,847	%base	52,947	%base	64,692	%base
Total visible minority population	3,266	12.2%	6,237	11.8%	6,867	10.6%
Chinese	226	0.8%	540	1.0%	562	0.9%
South Asian	1,449	5.4%	2,810	5.3%	3,181	4.9%
Black	372	1.4%	735	1.4%	873	1.4%
Filipino	321	1.2%	572	1.1%	592	0.9%
Latin American	341	1.3%	529	1.0%	542	0.8%
Southeast Asian	94	0.4%	237	0.4%	241	0.4%
Arab	119	0.4%	137	0.3%	147	0.2%
West Asian	61	0.2%	68	0.1%	68	0.1%
Korean	85	0.3%	228	0.4%	246	0.4%
Japanese	8	0.0%	55	0.1%	57	0.1%
Visible minority, n.i.e.	84	0.3%	172	0.3%	188	0.3%
Multiple visible minorities	106	0.4%	154	0.3%	169	0.3%
Not a visible minority	23,581	87.8%	46,710	88.2%	57,825	89.4%

2028 Projections Visible Minority	110 N Front St, Belleville, ON K8P 5J8 0 - 2 km		110 N Front St, Belleville, ON K8P 5J8 0 - 5 km		110 N Front St, Belleville, ON K8P 5J8 0 - 10 km	
		%		%		%
2028 Household Population by visible minority groups	26,920	%base	53,219	%base	65,185	%base
Total visible minority population	3,560	13.2%	6,825	12.8%	7,530	11.6%
Chinese	238	0.9%	575	1.1%	598	0.9%
South Asian	1,665	6.2%	3,242	6.1%	3,676	5.6%
Black	385	1.4%	764	1.4%	910	1.4%
Filipino	335	1.2%	601	1.1%	622	1.0%
Latin American	368	1.4%	571	1.1%	584	0.9%
Southeast Asian	100	0.4%	249	0.5%	253	0.4%
Arab	123	0.5%	141	0.3%	151	0.2%
West Asian	62	0.2%	69	0.1%	69	0.1%
Korean	85	0.3%	234	0.4%	252	0.4%
Japanese	8	0.0%	54	0.1%	56	0.1%
Visible minority, n.i.e.	84	0.3%	172	0.3%	189	0.3%
Multiple visible minorities	106	0.4%	154	0.3%	170	0.3%
Not a visible minority	23,360	86.8%	46,393	87.2%	57,655	88.4%

Source: Sitewise