

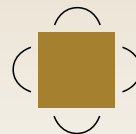
RETAIL SPACE AVAILABLE FOR LEASE

479-483 King St. E.,
Hamilton, ON



Len Goudy

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



Goudy Real Estate Corp.

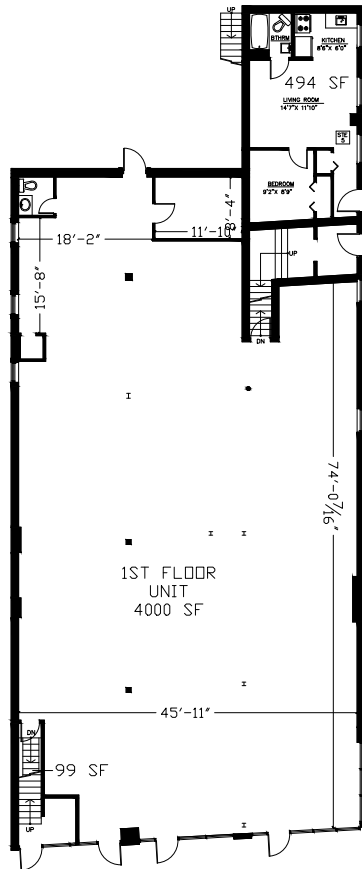
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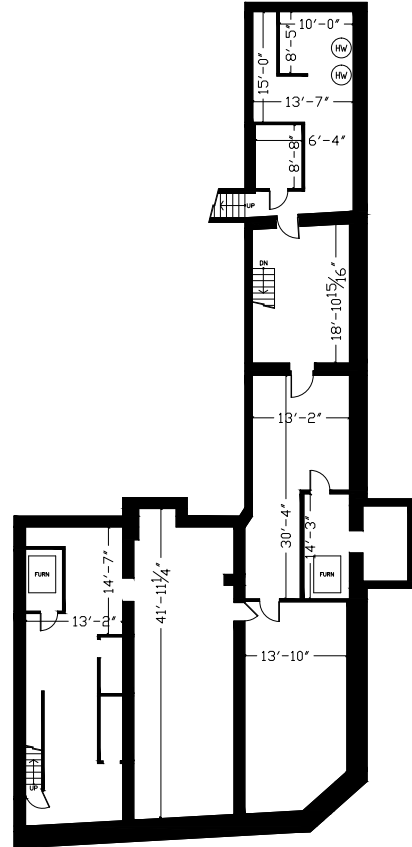
505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000
www.goudyrealestatecorp.com

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479-483 King St. E. Floor Plan & Details



FIRST FLOOR
GROSS EXTERIOR AREA 4,723 SF



BASEMENT
GROSS EXTERIOR AREA 3,328 SF

Details:

Ground floor space is 4,000 s.f., and can be subdivided to suit. In shell condition ready for Tenant's improvements. If required storage is available in the basement.

Ideal Use: almost any use including retail, office, fitness, or service that can take advantage of great signage, corner location, solid traffic counts, a very high daytime population working in the trade area, and over 118,000 people living in the trade area.

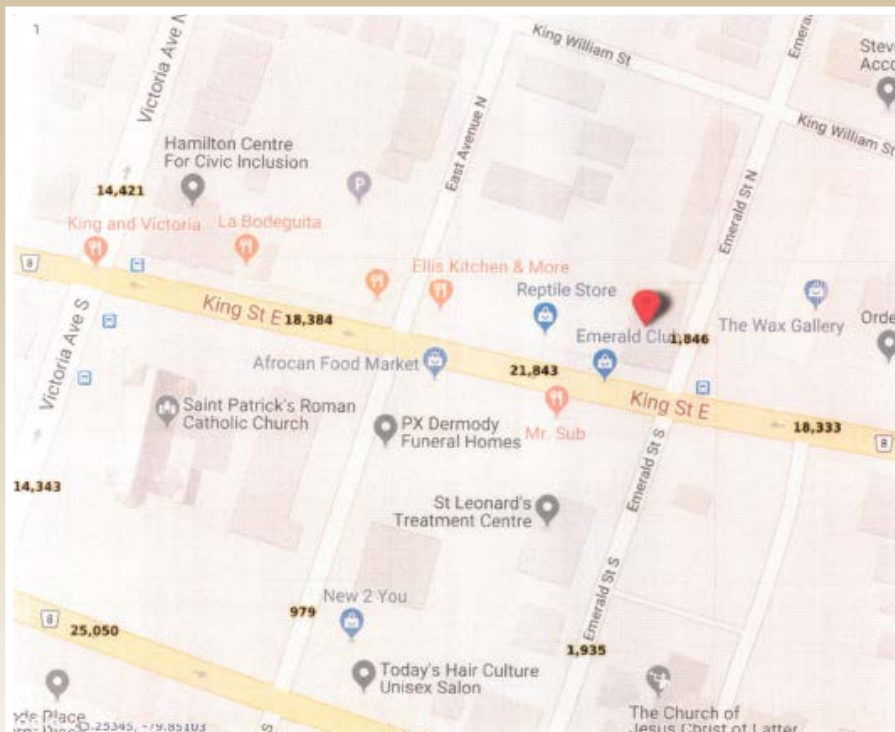
Rent: \$15 psf net

TMI: Estimated at \$4.37 psf

TREB# X4338669

Hamilton MLS# H4044821

479-483 King St. E. Traffic Counts

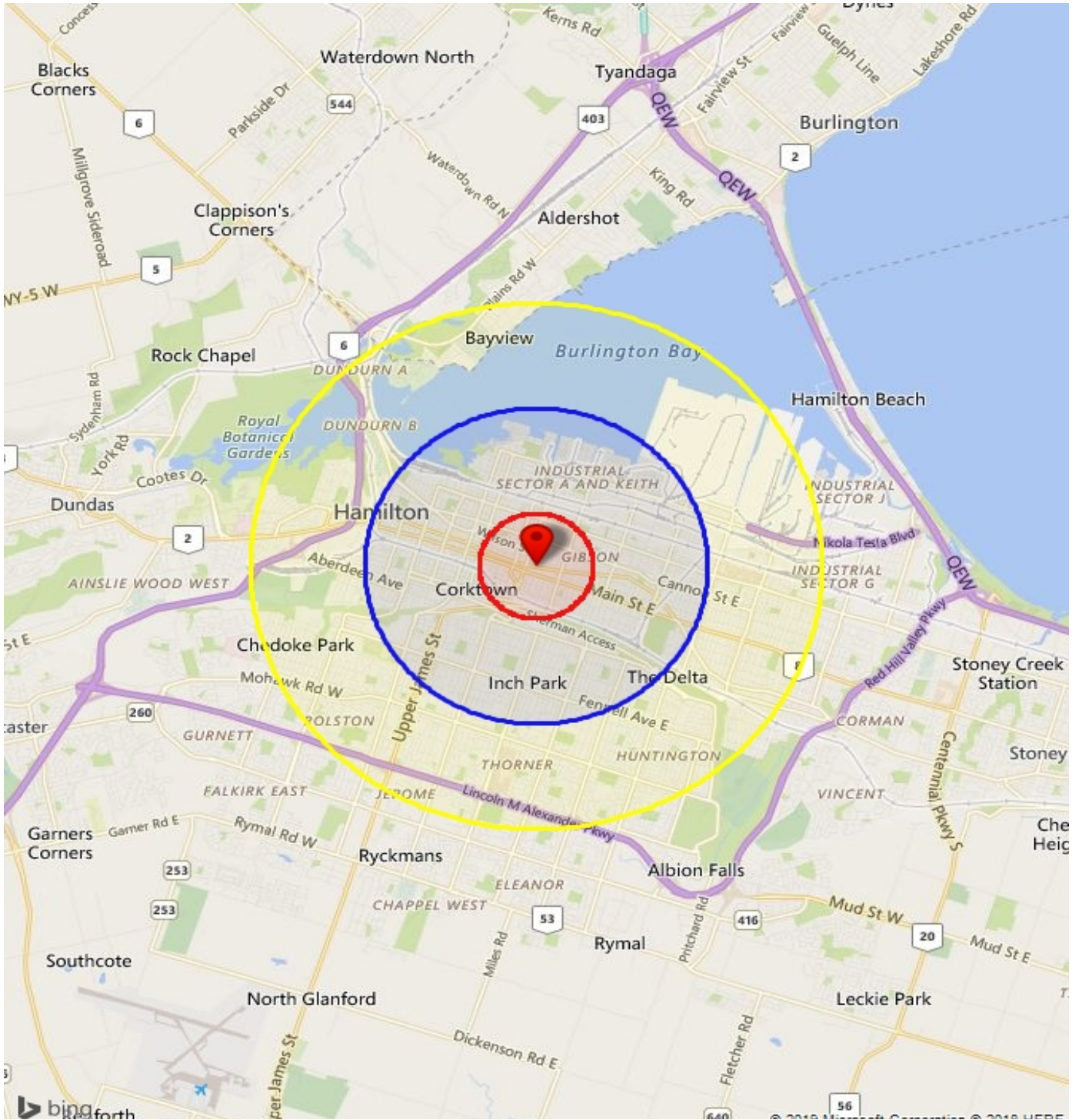


Beautiful brick building on the corner of King Street East and Emerald Street in downtown Hamilton.

Your business has an audience of over 118,000 people who live within 3 kms. Over 22,000 living within 1km.

Over 17,000 daytime workers within 1 km and over 64,000 people working within the 3 km radius.

479-483 King St. E. Trade Area Map



479-483 King St. E. Trade Area Demographics

2018 Demographic Snapshot	479 King St E, Hamilton, ON L8N 1C7 0 - 1 km		479 King St E, Hamilton, ON L8N 1C7 0 - 3 km		479 King St E, Hamilton, ON L8N 1C7 0 - 5 km	
		%		%		%
Total Population						
2013 estimated	22,309		116,264		209,958	
2018 estimated	22,008		117,075		212,003	
2023 Projected	22,283		118,523		215,360	
% Pop. Change (2013-2018)	-1.3%		0.7%		1.0%	
% Pop. Change (2018-2023)	1.2%		1.2%		1.6%	
2018 Total Population by Age	22,008		117,075		212,003	
0 to 4 years	1,185	5.4%	5,834	5.0%	10,366	4.9%
5 to 19 years	2,793	12.7%	14,761	12.6%	28,762	13.6%
20 to 24 years	1,768	8.0%	8,658	7.4%	15,515	7.3%
25 to 34 years	4,487	20.4%	23,675	20.2%	38,109	18.0%
35 to 44 years	3,002	13.6%	15,611	13.3%	27,177	12.8%
45 to 54 years	2,819	12.8%	14,956	12.8%	27,159	12.8%
55 to 64 years	2,964	13.5%	16,121	13.8%	29,667	14.0%
65 to 74 years	1,764	8.0%	9,981	8.5%	18,945	8.9%
75 years & over	1,227	6%	7,479	6%	16,304	8%
Median Age	37.4		38.3		39.6	
2018 Total Census Families	4,776		28,049		54,019	
Average Persons Per Family	2.9		2.9		2.9	
Total Couples	3,240	67.8%	20,536	73.2%	40,604	75.2%
Without children at home	1,678	35.1%	10,817	38.6%	20,112	37.2%
With children at home	1,562	32.7%	9,719	34.7%	20,491	37.9%
Lone-parent families	1,536	32.2%	7,512	26.8%	13,415	24.8%
Children Per Census Family	1.1		1.1		1.1	
2018 Educational Attainment (15 years+)	17,821		98,387		178,556	
Less than a bachelor degree	15,053	84.5%	79,043	80.3%	145,188	81.3%
Bachelor degree & higher	2,767	15.5%	19,345	19.7%	33,369	18.7%
2018 Households	10,532		55,927		95,352	
Persons per household	1.98		2.04		2.18	
Average household income	\$ 50,074		\$ 63,847		\$ 72,011	
2018 Occupied Dwellings	10,532		55,927		95,352	
Owned dwellings	2,797	26.6%	24,021	43.0%	50,660	53.1%
Rented dwellings	7,735	73.4%	31,905	57.0%	44,692	46.9%
Total Estimated Population	22,008		117,075		212,003	
Total Daytime Population	30,685		132,154		236,458	
Daytime Population at Home	13,599	44.3%	67,334	51.0%	122,669	51.9%
0 to 14 years	3,088	10.1%	15,614	11.8%	29,227	12.4%
15 to 64 years	8,333	27.2%	37,470	28.4%	63,856	27.0%
65 years and over	2,178	7.1%	14,250	10.8%	29,586	12.5%
Daytime Population at Work	17,086	55.7%	64,820	49.0%	113,789	48.1%
Work At Usual Place	15,040	49.0%	54,516	41.3%	95,144	40.2%
Work Mobile	1,775	5.8%	7,961	6.0%	14,666	6.2%
Work At Home	271	0.9%	2,343	1.8%	3,979	1.7%