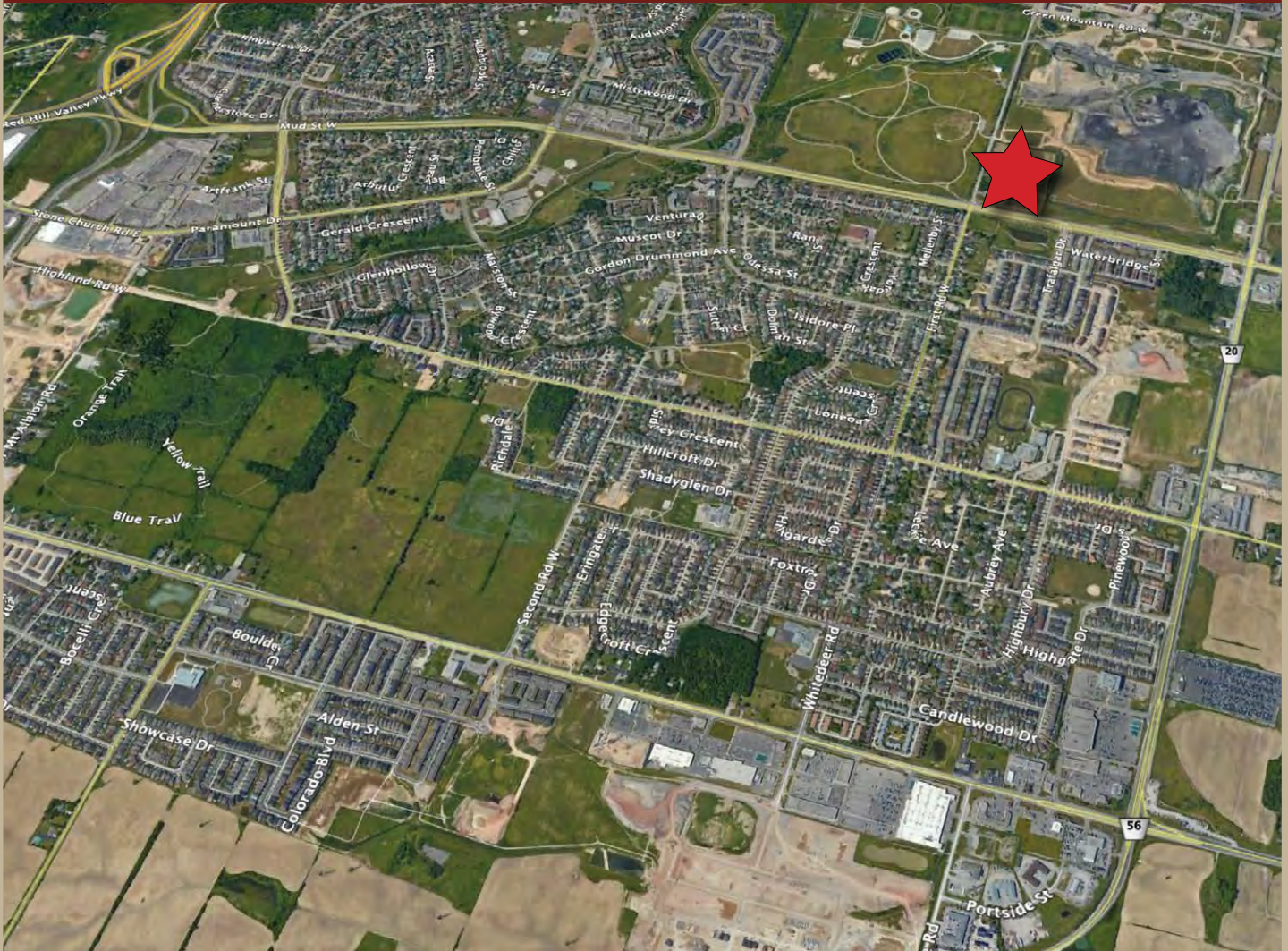
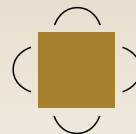


# NEW RETAIL DEVELOPMENT, PRIME CORNER

Mud Street W, & First Road W,  
Stoney Creek, ON



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



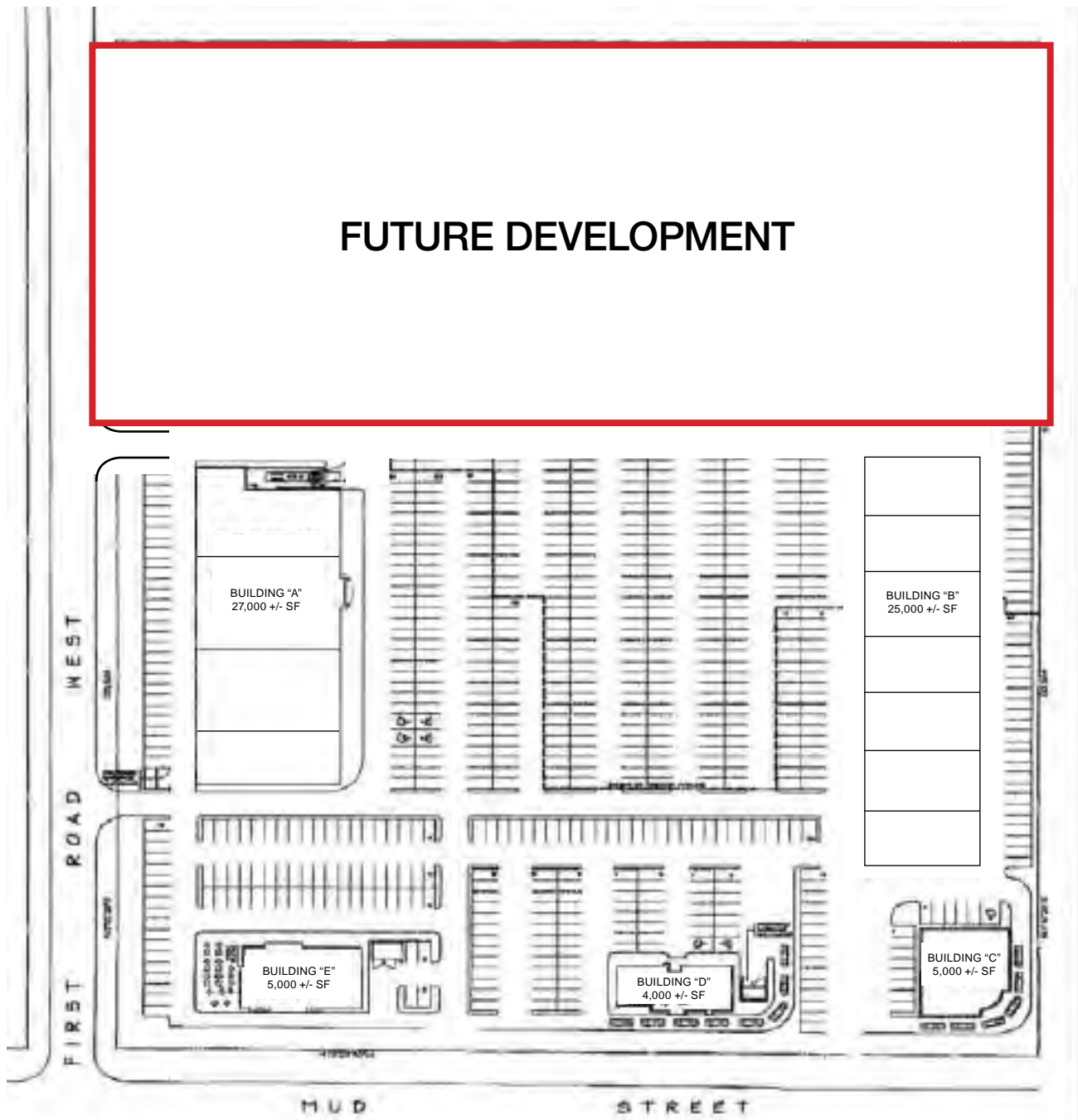
**Goudy Real Estate Corp.**  
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# MUD STREET WEST & FIRST ROAD WEST Site Plan

**FUTURE DEVELOPMENT**



# MUD STREET WEST & FIRST ROAD WEST Aerial



# MUD STREET WEST & FIRST ROAD WEST

## Demographic & Traffic Details



### DETAILS:

- There are 26,000 residents within 2 kms of the site.
- Sitewise is showing a projected population growth of 11.4% in the next 5 years.
- Average household income levels are \$117,479.
- Traffic counts at Mud and First are approximately 20,000 cars per day.

2019 Daytime Population	Mud St W, Hamilton, ON L8J 0 - 2 km		Mud St W, Hamilton, ON L8J 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>26,044</b>		<b>110,662</b>	
<b>Total Daytime Population</b>	<b>22,923</b>		<b>94,179</b>	
Daytime Population at Home	14,614	63.8%	66,563	70.7%
0 to 14 years	4,626	20.2%	17,404	18.5%
15 to 64 years	7,482	32.6%	31,326	33.3%
65 years and over	2,506	10.9%	17,833	18.9%
Daytime Population at Work	8,309	36.2%	27,616	29.3%
Work At Usual Place	6,537	28.5%	22,173	23.5%
Work Mobile	1,294	5.6%	3,680	3.9%
Work At Home	478	2.1%	1,763	1.9%

# MUD STREET WEST & FIRST ROAD WEST

## Demographics

2019 Demographic Snapshot	Mud St W, Hamilton, ON L8J 0 - 2 km		Mud St W, Hamilton, ON L8J 0 - 5 km	
		%		%
<b>Total Population</b>				
2014 estimated	23,110		104,935	
2019 estimated	26,044		110,662	
2024 Projected	29,012		116,470	
% Pop. Change (2014-2019)	12.7%		5.5%	
% Pop. Change (2019-2024)	11.4%		5.2%	
<b>2019 Total Population by Age</b>	<b>26,044</b>		<b>110,662</b>	
0 to 4 years	1,523	5.8%	5,875	5.3%
5 to 19 years	4,829	18.5%	17,613	15.9%
20 to 24 years	1,808	6.9%	7,078	6.4%
25 to 34 years	4,028	15.5%	16,277	14.7%
35 to 44 years	3,527	13.5%	13,967	12.6%
45 to 54 years	3,448	13.2%	13,997	12.6%
55 to 64 years	3,501	13.4%	15,660	14.2%
65 to 74 years	2,135	8.2%	10,998	9.9%
75 years & over	1,245	5%	9,197	8%
<b>Median Age</b>	37.3		40.9	
<b>2019 Total Census Families</b>	<b>7,144</b>		<b>30,696</b>	
Average Persons Per Family	3.3		3.1	
Total Couples	6,008	84.1%	24,091	78.5%
Without children at home	2,068	28.9%	10,282	33.5%
With children at home	3,940	55.1%	13,809	45.0%
Lone-parent families	1,137	15.9%	6,605	21.5%
Children Per Census Family	1.3		1.2	
<b>2019 Educational Attainment (15 years+)</b>	<b>20,842</b>		<b>92,471</b>	
Less than a bachelor degree	16,504	79.2%	78,200	84.6%
Bachelor degree & higher	4,338	20.8%	14,271	15.4%
<b>2019 Households</b>	<b>8,488</b>		<b>42,870</b>	
Persons per household	3.00		2.56	
Average household income	\$ 117,479		\$ 91,863	
<b>2019 Occupied Dwellings</b>	<b>8,488</b>		<b>42,870</b>	
Owned dwellings	7,146	84.2%	28,880	67.4%
Rented dwellings	1,341	15.8%	13,990	32.6%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		1961-1980	