

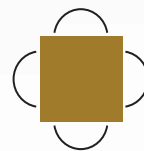
OFFICE SPACE FOR LEASE

1685 MAIN STREET WEST, HAMILTON, ONTARIO



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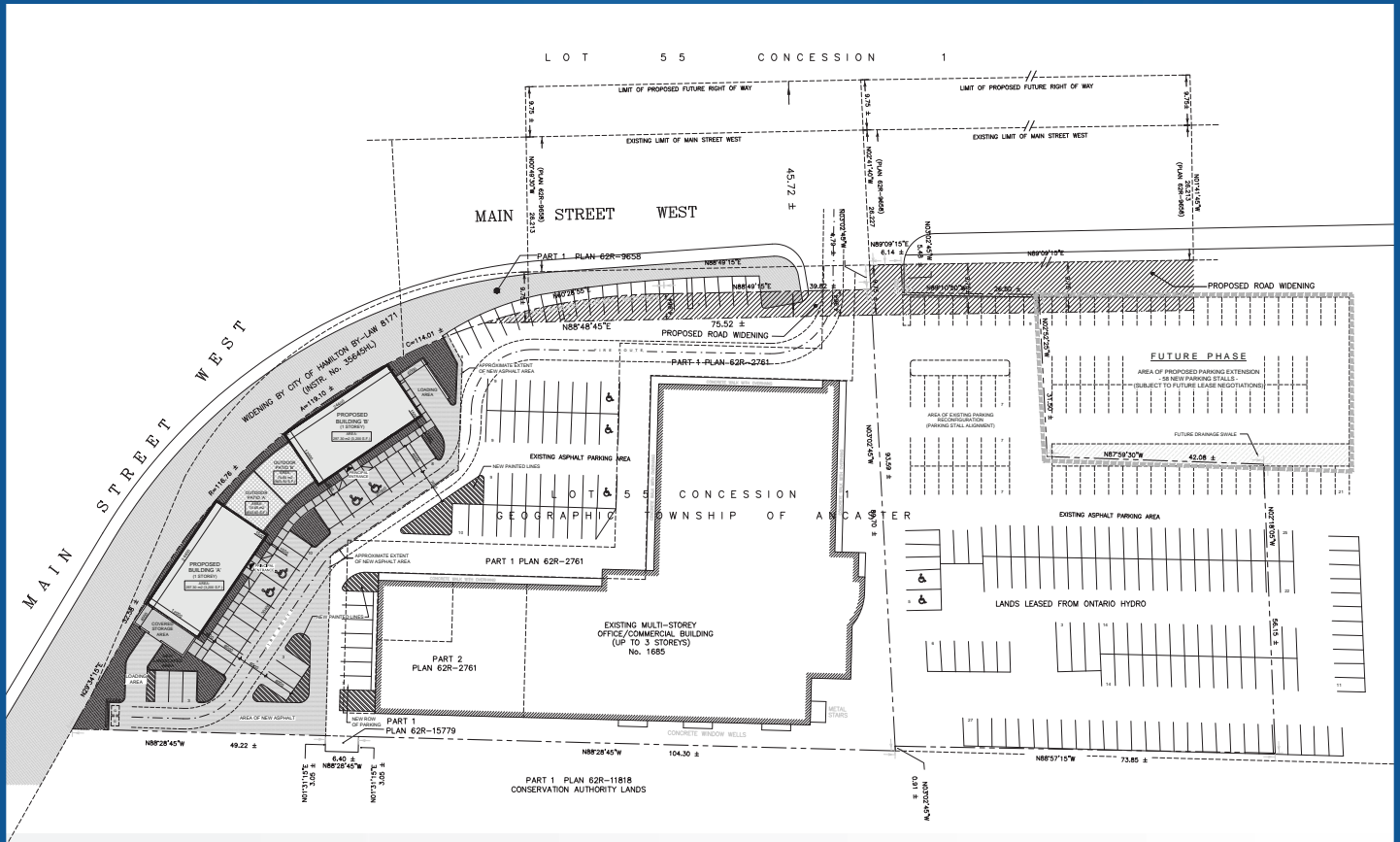
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate Sales & Leasing

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

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SITE PLAN & AREA DETAILS

1685 MAIN STREET WEST, HAMILTON, ONTARIO



EXISTING OPPORTUNITIES!

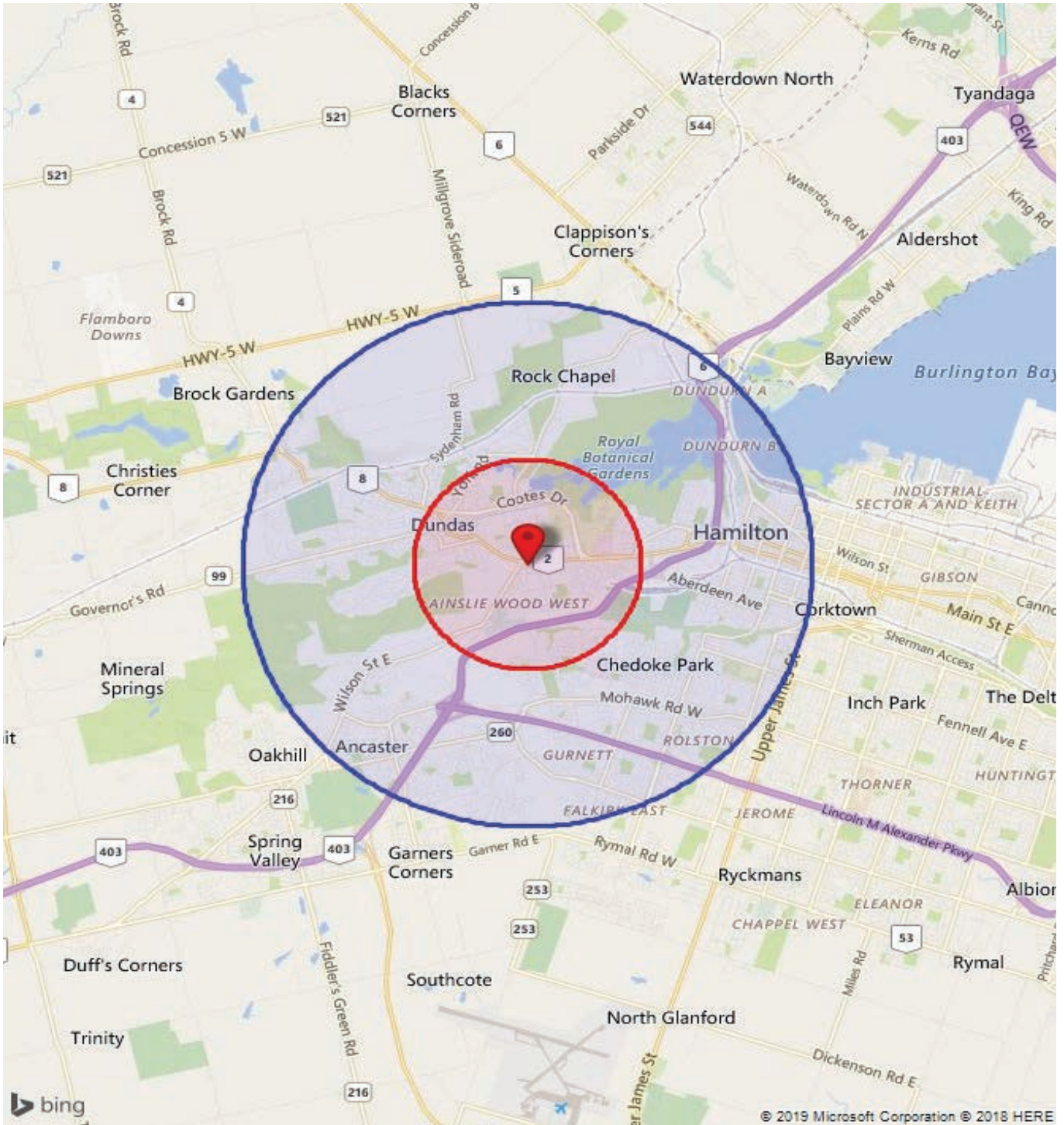
Join World Gym, Little Caesars, Baskin Robbins, Listen Up! Canada, BioPed, Healthcare and Municipal Employees' Credit Union and BOOSTER JUICE, Popeye's Chicken, CAA, Fast Signs and a hair salon in this strategically located plaza at the gateway to West Hamilton, Dundas and Ancaster plus McMaster University is only about a 5 minute drive. Serving the surrounding residents and McMaster University students, this plaza is a mix of retail, financial, medical/dental, fitness and accounting tenants.

FEATURES / UNIT AVAILABLE:

- Located at the signalized intersection which is the gateway to West Hamilton, Dundas and Ancaster
- 450 unit student residence directly across the road, high school within walking distance
- McMaster University and McMaster Hospital 5 minutes away
- Excellent exposure to intersection
- 3 Professional offices available, 657 sq.ft, 1088 sq.ft and 1,747 sq.ft.

TRADE AREA MAP

1685 MAIN STREET WEST, HAMILTON, ONTARIO



DEMOGRAPHICS

1685 MAIN STREET WEST, HAMILTON, ONTARIO

2018 Demographic Snapshot	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
Total Population				
2013 estimated	17,171		124,901	
2018 estimated	17,401		128,914	
2023 Projected	17,752		131,651	
% Pop. Change (2013-2018)	1.3%		3.2%	
% Pop. Change (2018-2023)	2.0%		2.1%	
2018 Total Population by Age	17,401		128,914	
0 to 4 years	553	3.2%	5,605	4.3%
5 to 19 years	2,013	11.6%	19,104	14.8%
20 to 24 years	1,758	10.1%	10,062	7.8%
25 to 34 years	2,783	16.0%	19,573	15.2%
35 to 44 years	1,678	9.6%	15,005	11.6%
45 to 54 years	1,876	10.8%	16,219	12.6%
55 to 64 years	2,259	13.0%	17,668	13.7%
65 to 74 years	2,037	11.7%	13,443	10.4%
75 years & over	2,444	14%	12,235	9%
Median Age	44.5		41.6	
2018 Total Census Families	4,108		33,488	
Average Persons Per Family	2.7		3.0	
Total Couples	3,314	80.7%	27,478	82.1%
Without children at home	1,860	45.3%	13,093	39.1%
With children at home	1,454	35.4%	14,385	43.0%
Lone-parent families	793	19.3%	6,009	17.9%
Children Per Census Family	0.9		1.1	
2018 Educational Attainment (15 years+)	14,678		107,713	
Less than a bachelor degree	9,370	63.8%	71,181	66.1%
Bachelor degree & higher	5,308	36.2%	36,533	33.9%
2018 Households	7,915		54,371	
Persons per household	2.07		2.30	
Average household income	\$ 84,603		\$ 97,414	
2018 Occupied Dwellings	7,915		54,371	
Owned dwellings	4,044	51.1%	32,719	60.2%
Rented dwellings	3,871	48.9%	21,653	39.8%