

# RETAIL SPACE FOR LEASE

790 MAIN STREET EAST,  
HAMILTON, ONTARIO

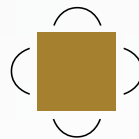


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**Goudy Real Estate Corp.**  
Real Estate Brokerage  
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Sales & Leasing

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# AERIAL & FEATURES

## 790 MAIN STREET EAST



### FEATURES:

This free standing building is located on a major thoroughfare, within about a 5 minute drive from Tim Hortons Field, Bernie Custis High School, Bernie Morelli Recreation Centre and Gage Park.

### SPECIFICATIONS:

Sitting on the corner, this lot is .32 of an acre with a 1,696 sqft free standing building that has 3 10' x 10' drive in doors. Zoned C-2 Commercial which accommodates a variety of uses.

**RENT:** \$3,300 per month

**ADDITIONAL COSTS:** Annual Taxes and Insurance \$19,913 (2020)





# TRADE AREA MAP & DAYTIME POPULATION

## 790 MAIN STREET EAST



2019 Daytime Population		Site A	
			%
<b>Total Estimated Population</b>	<b>94,865</b>		
<b>Total Daytime Population</b>	<b>114,855</b>		
Daytime Population at Home	55,692	48.5%	
0 to 14 years	12,430	10.8%	
15 to 64 years	32,349	28.2%	
65 years and over	10,913	9.5%	
Daytime Population at Work	59,163	51.5%	
Work At Usual Place	47,262	41.1%	
Work Mobile	9,840	8.6%	
Work At Home	2,061	1.8%	

# DEMOGRAPHICS SNAPSHOT

## 790 MAIN STREET EAST

2019 Demographic Snapshot	Site A	
		%
<b>Total Population</b>		
2014 estimated	92,726	
2019 estimated	94,865	
2024 Projected	98,048	
% Pop. Change (2014-2019)	2.3%	
% Pop. Change (2019-2024)	3.4%	
<b>2019 Total Population by Age</b>		
	<b>94,865</b>	
0 to 4 years	4,650	4.9%
5 to 19 years	11,679	12.3%
20 to 24 years	7,001	7.4%
25 to 34 years	20,208	21.3%
35 to 44 years	13,209	13.9%
45 to 54 years	11,520	12.1%
55 to 64 years	12,691	13.4%
65 to 74 years	8,119	8.6%
75 years & over	5,788	6%
<b>Median Age</b>	37.7	
<b>2019 Total Census Families</b>		
	<b>21,584</b>	
Average Persons Per Family	2.8	
Total Couples	15,524	71.9%
Without children at home	8,434	39.1%
With children at home	7,089	32.8%
Lone-parent families	6,061	28.1%
Children Per Census Family	1.1	
<b>2019 Educational Attainment (15 years+)</b>		
	<b>79,515</b>	
Less than a bachelor degree	62,214	78.2%
Bachelor degree & higher	17,301	21.8%
<b>2019 Households</b>		
	<b>46,181</b>	
Persons per household	1.99	
Average household income	\$ 60,279	
<b>2019 Occupied Dwellings</b>		
	<b>46,181</b>	
Owned dwellings	16,499	35.7%
Rented dwellings	29,682	64.3%
Dominant building type	Apartment, building low and high rise	
Dominant period of construction	Before 1960	