

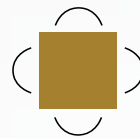
OFFICE SPACE FOR LEASE

1685 MAIN STREET WEST, HAMILTON, ONTARIO



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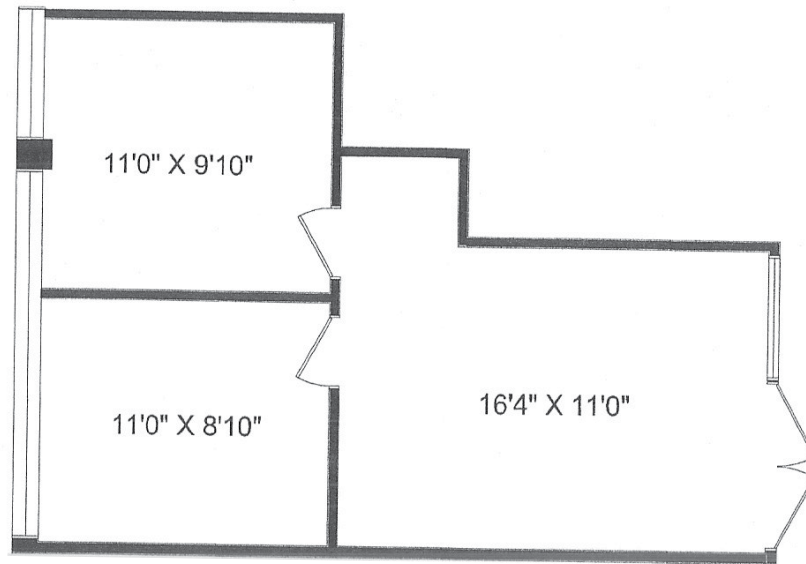
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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FLOOR PLAN & AREA DETAILS

1685 MAIN STREET WEST



EXISTING OPPORTUNITIES!

Join Crunch Fitness, Little Caesars, Baskin Robbins, BioPed, 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:

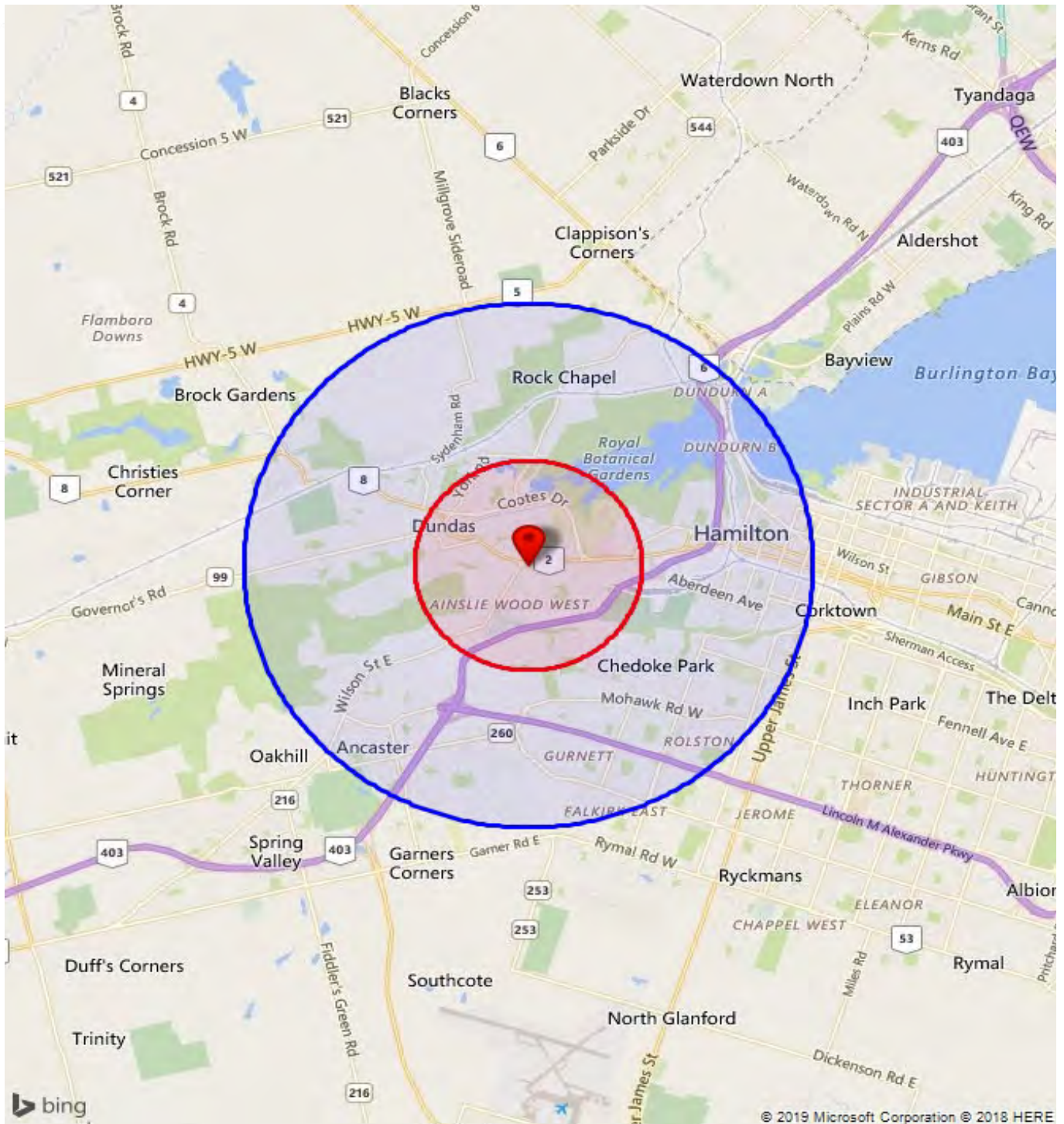
- Located at the signalized intersection which is the gateway to West Hamilton, Dundas and Ancaster
- 450 unit student residence directly across the road, high school within walking distance
- McMaster University and McMaster Hospital 5 minutes away
- Excellent exposure to intersection

Office Space Available:

Unit 204: 572 sq. ft. professional office

TRADE AREA MAP

1685 MAIN STREET WEST



DEMOGRAPHICS

1685 MAIN STREET WEST

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%