

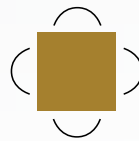
FOR SALE OR LEASE
126 CATHARINE STREET NORTH,
HAMILTON, ONTARIO



SEEKING DAYCARE/CHILD LEARNING CENTRE TENANT

Richard Greville

Sales Representative
Goudy Real Estate Corp.
Real Estate Brokerage
(905) 308-2406



Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
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SITE DETAILS AND CHARACTERISTICS

126 CATHARINE STREET NORTH

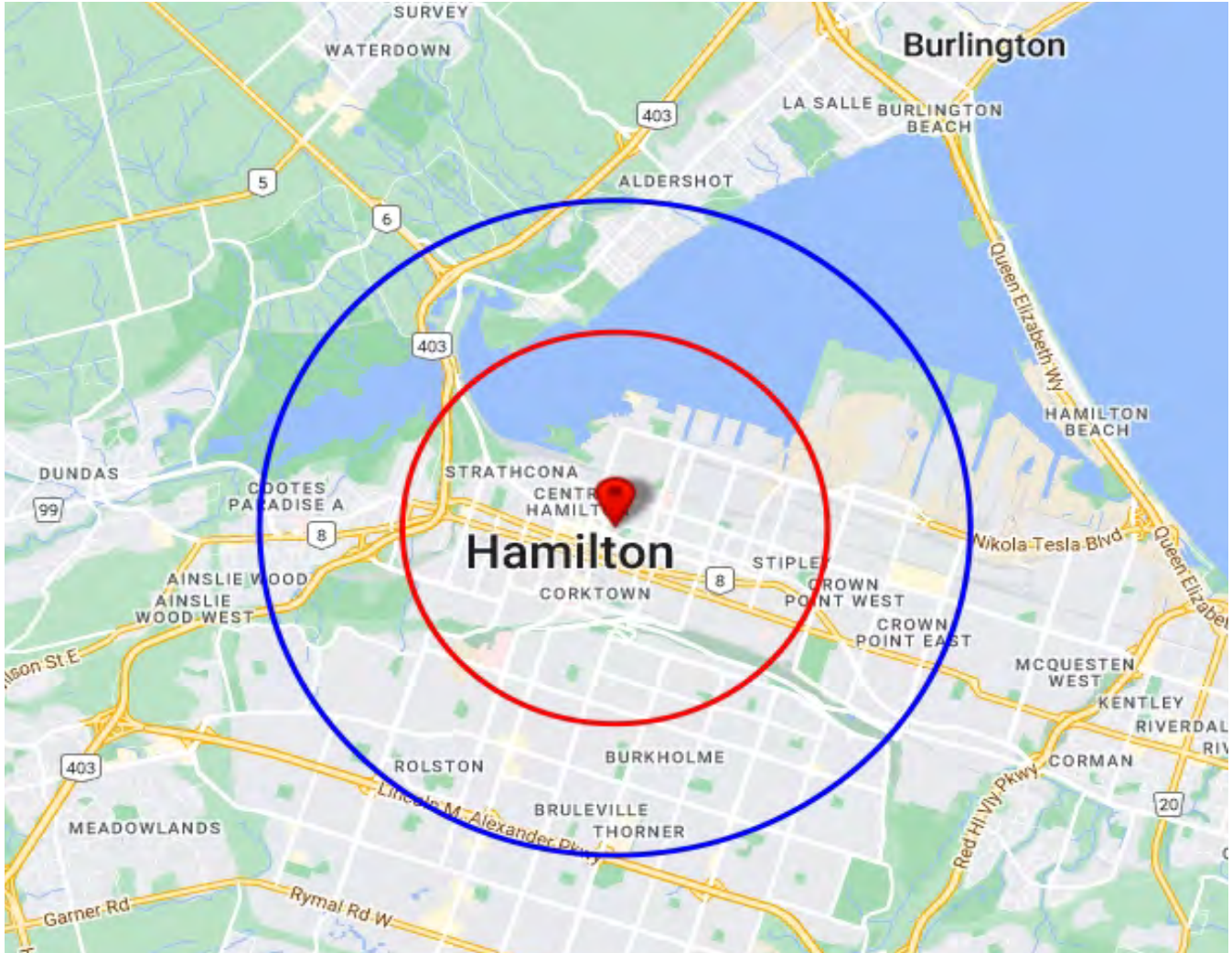


DETAILS:

- Building is 3 floors (including lower level) for a total of approximately 14,700 square feet.
- **We are specifically seeking a DAYCARE/CHILD LEARNING CENTRE Tenant**
- The property is approximately 10,386 square feet (per GeoWarehouse)
- Located in the Hamilton downtown central business district which has been going through a renaissance over the past few years. The area has seen the addition of many new restaurants, shops, condos and firstontario place which recently announced it will undergo a complete renovation with an investment in excess of \$50 million.
- For financial detail please contact Richard Greville.

TRADE AREA MAP

126 CATHARINE STREET NORTH



2023 Daytime Population	126 Catharine St N, Hamilton, ON L8R 1J5 0 - 3 km		126 Catharine St N, Hamilton, ON L8R 1J5 0 - 5 km	
		%		%
Total Estimated Population	109,071		203,668	
Total Daytime Population	141,715		222,196	
Daytime Population at Home	54,406	38.4%	103,676	46.7%
0 to 14 years	14,177	10.0%	27,598	12.4%
15 to 64 years	26,600	18.8%	46,068	20.7%
65 years and over	13,630	9.6%	30,009	13.5%
Daytime Population at Work	87,493	61.7%	118,545	53.4%
Work At Usual Place	73,605	51.9%	98,170	44.2%
Work Mobile	10,447	7.4%	14,067	6.3%
Work At Home	3,441	2.4%	6,308	2.8%

DEMOGRAPHICS SNAPSHOT

126 CATHARINE STREET NORTH

2023 Demographic Snapshot	126 Catharine St N, Hamilton, ON L8R 1J5 0 - 3 km		126 Catharine St N, Hamilton, ON L8R 1J5 0 - 5 km	
		%		%
Total Population				
2018 estimated	102,002		193,250	
2023 estimated	109,071		203,668	
2028 Projected	116,540		214,630	
% Pop. Change (2018-2023)	6.9%		5.4%	
% Pop. Change (2023-2028)	6.8%		5.4%	
2023 Total Population by Age	109,071		203,668	
0 to 4 years	5,281	4.8%	9,794	4.8%
5 to 19 years	13,166	12.1%	26,882	13.2%
20 to 24 years	7,460	6.8%	13,760	6.8%
25 to 34 years	23,601	21.6%	38,467	18.9%
35 to 44 years	16,962	15.6%	29,837	14.6%
45 to 54 years	11,910	10.9%	22,296	10.9%
55 to 64 years	13,473	12.4%	26,133	12.8%
65 to 74 years	10,315	9.5%	20,308	10.0%
75 years & over	6,902	6%	16,191	8%
Median Age	37.6		38.9	
2023 Total Census Families	24,758		49,638	
Average Persons Per Family	2.8		2.9	
Total Couples	18,322	74.0%	37,371	75.3%
Without children at home	9,846	39.8%	19,050	38.4%
With children at home	8,476	34.2%	18,321	36.9%
Lone-parent families	6,436	26.0%	12,267	24.7%
Children Per Census Family	1.0		1.1	
2023 Educational Attainment (15 years+)	91,863		171,939	
Less than a bachelor degree	67,995	74.0%	131,576	76.5%
Bachelor degree & higher	23,868	26.0%	40,363	23.5%
2023 Households	51,342		90,190	
Persons per household	2.07		2.21	
Average household income	\$ 84,738		\$ 92,258	
2023 Occupied Dwellings	51,342		90,190	
Owned dwellings	19,418	37.8%	42,883	47.5%
Rented dwellings	31,924	62.2%	47,307	52.5%