

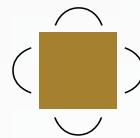
# OFFICE SPACE FOR LEASE

1685 MAIN STREET WEST, HAMILTON, ONTARIO



## Richard Greville

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



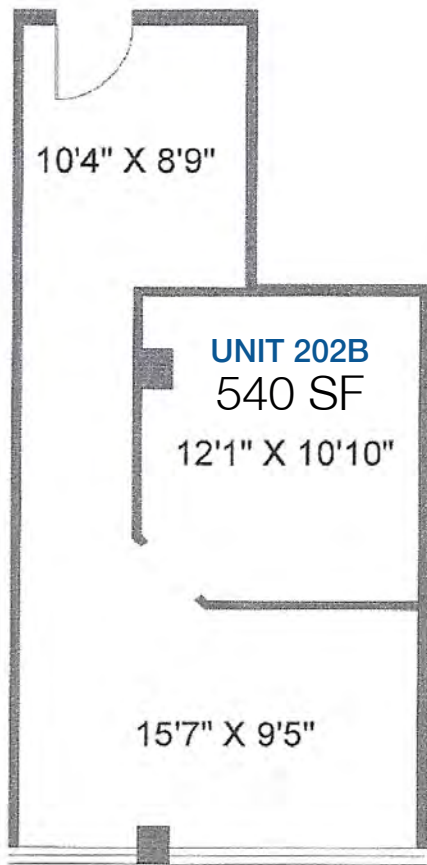
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

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:

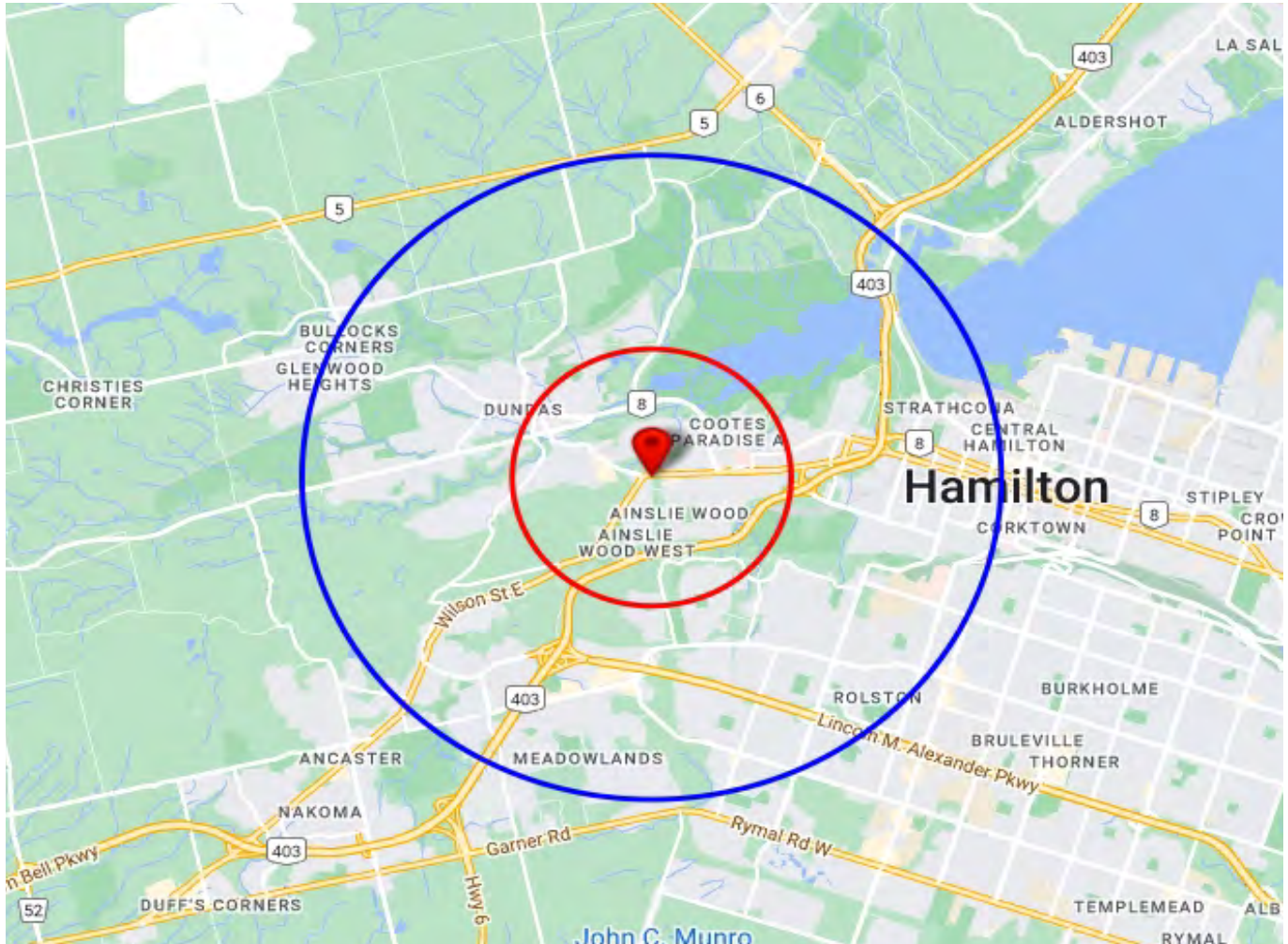
**Unit 202B:** 540 sq. ft.

**Unit 202C:** 657 sq. ft.

\*These two units can be combined

# TRADE AREA MAP

## 1685 MAIN STREET WEST



2022 Daytime Population	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>18,766</b>		<b>132,378</b>	
<b>Total Daytime Population</b>	<b>15,076</b>		<b>116,296</b>	
Daytime Population at Home	9,204	61.0%	64,660	55.6%
0 to 14 years	2,026	13.4%	17,960	15.4%
15 to 64 years	3,679	24.4%	24,784	21.3%
65 years and over	3,499	23.2%	21,916	18.8%
Daytime Population at Work	5,872	39.0%	51,636	44.4%
Work At Usual Place	4,023	26.7%	37,472	32.2%
Work Mobile	674	4.5%	5,463	4.7%
Work At Home	1,176	7.8%	8,701	7.5%



# DEMOGRAPHICS

## 1685 MAIN STREET WEST

2022 Demographic Snapshot	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
<b>Total Population</b>				
2017 estimated	17,387		125,910	
2022 estimated	18,766		132,378	
2027 Projected	20,137		139,675	
% Pop. Change (2017-2022)	7.9%		5.1%	
% Pop. Change (2022-2027)	7.3%		5.5%	
<b>2022 Total Population by Age</b>	<b>18,766</b>		<b>132,378</b>	
0 to 4 years	665	3.5%	5,672	4.3%
5 to 19 years	2,256	12.0%	19,431	14.7%
20 to 24 years	1,650	8.8%	9,649	7.3%
25 to 34 years	3,193	17.0%	20,343	15.4%
35 to 44 years	2,081	11.1%	16,634	12.6%
45 to 54 years	1,902	10.1%	15,207	11.5%
55 to 64 years	2,359	12.6%	17,517	13.2%
65 to 74 years	2,217	11.8%	14,787	11.2%
75 years & over	2,444	13%	13,139	10%
<b>Median Age</b>	42.5		41.5	
<b>2022 Total Census Families</b>	<b>4,346</b>		<b>33,463</b>	
Average Persons Per Family	2.8		3.0	
Total Couples	3,522	81.0%	27,496	82.2%
Without children at home	1,962	45.1%	13,116	39.2%
With children at home	1,560	35.9%	14,380	43.0%
Lone-parent families	824	19.0%	5,967	17.8%
Children Per Census Family	0.9		1.1	
<b>2022 Educational Attainment (15 years+)</b>	<b>15,791</b>		<b>110,706</b>	
Less than a bachelor degree	9,931	62.9%	71,845	64.9%
Bachelor degree & higher	5,860	37.1%	38,860	35.1%
<b>2022 Households</b>	<b>8,311</b>		<b>54,475</b>	
Persons per household	2.14		2.36	
Average household income	\$ 93,569		\$ 108,005	
<b>2022 Occupied Dwellings</b>	<b>8,311</b>		<b>54,475</b>	
Owned dwellings	4,310	51.9%	32,715	60.1%
Rented dwellings	4,001	48.1%	21,759	39.9%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		Before 1960	