

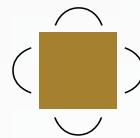
OFFICE SPACE FOR LEASE

1685 MAIN STREET WEST, HAMILTON, ONTARIO



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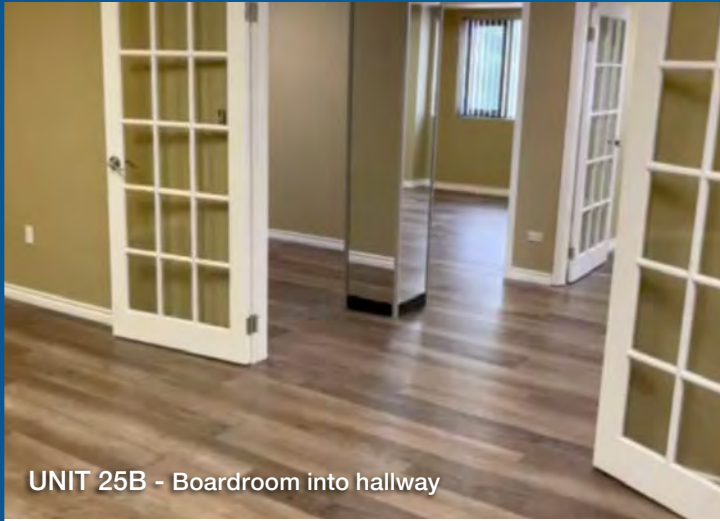
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

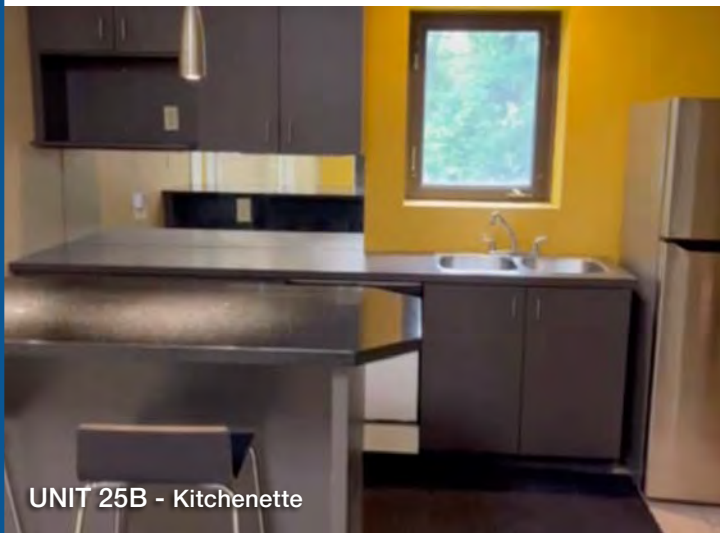
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DETAILS

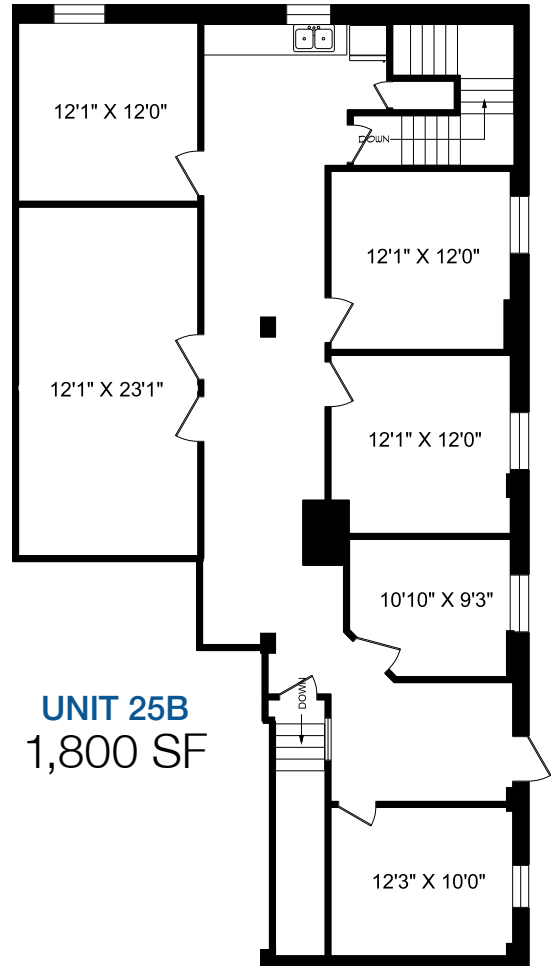
1685 MAIN STREET WEST



UNIT 25B - Boardroom into hallway



UNIT 25B - Kitchenette



DETAILS:

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:

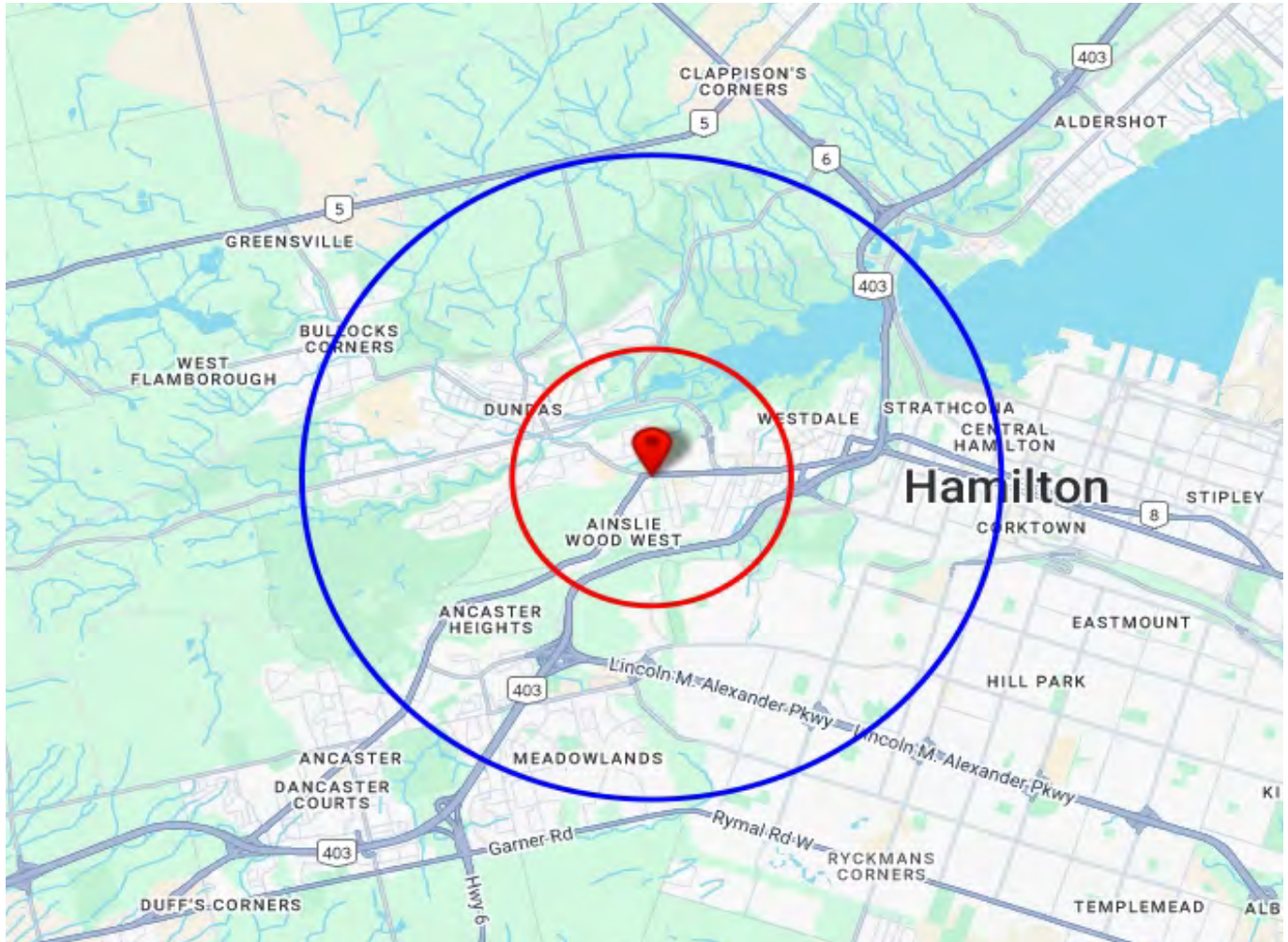
- Located at the signalized intersection which is the gateway to West Hamilton, Dundas and Ancaster
- 450 unit student residence directly across the road, high school within walking distance
- McMaster University and McMaster Hospital 5 minutes away
- Excellent exposure to intersection

Office Space Available:

UNIT 25B: 1,800 sq. ft.

TRADE AREA MAP

1685 MAIN STREET WEST



2024 Daytime Population	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
Total Estimated Population	18,848		137,239	
Total Daytime Population	16,332		122,641	
Daytime Population at Home	10,258	62.8%	72,986	59.5%
0 to 14 years	1,905	11.7%	17,611	14.4%
15 to 64 years	4,640	28.4%	31,722	25.9%
65 years and over	3,714	22.7%	23,654	19.3%
Daytime Population at Work	6,579	40.3%	50,821	41.4%
Work At Usual Place	4,081	25.0%	32,493	26.5%
Work Mobile	887	5.4%	6,036	4.9%
Work At Home	1,611	9.9%	12,292	10.0%

DEMOGRAPHICS

1685 MAIN STREET WEST

2024 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				
2019 estimated	17,624		127,926	
2024 estimated	18,848		137,239	
2029 Projected	20,276		145,880	
% Pop. Change (2019-2024)	6.9%		7.3%	
% Pop. Change (2024-2029)	7.6%		6.3%	
2024 Total Population by Age	18,848		137,239	
0 to 4 years	708	3.8%	5,658	4.1%
5 to 19 years	2,073	11.0%	19,669	14.3%
20 to 24 years	2,268	12.0%	11,451	8.3%
25 to 34 years	3,496	18.5%	21,875	15.9%
35 to 44 years	2,016	10.7%	17,412	12.7%
45 to 54 years	1,689	9.0%	15,087	11.0%
55 to 64 years	2,079	11.0%	16,850	12.3%
65 to 74 years	2,187	11.6%	15,411	11.2%
75 years & over	2,332	12%	13,825	10%
Median Age	39.0		40.5	
2024 Total Census Families	4,189		34,020	
Average Persons Per Family	2.8		3.0	
Total Couples	3,372	80.5%	28,039	82.4%
Without children at home	1,961	46.8%	13,773	40.5%
With children at home	1,411	33.7%	14,266	41.9%
Lone-parent families	817	19.5%	5,981	17.6%
Children Per Census Family	0.9		1.1	
2024 Educational Attainment (15 years+)	16,280		116,095	
Less than a bachelor degree	9,974	61.3%	72,034	62.0%
Bachelor degree & higher	6,306	38.7%	44,061	38.0%
2024 Households	8,570		56,165	
Persons per household	2.12		2.38	
Average household income	\$ 105,319		\$ 130,217	
2024 Occupied Dwellings	8,570		56,165	
Owned dwellings	3,935	45.9%	31,780	56.6%
Rented dwellings	4,635	54.1%	24,385	43.4%

DEMOGRAPHICS

1685 MAIN STREET WEST

2024 Estimates Visible Minority	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	18,162	%base	133,645	%base
Total visible minority population	5,083	28.0%	39,898	29.9%
Chinese	1,129	6.2%	5,867	4.4%
South Asian	1,617	8.9%	9,114	6.8%
Black	804	4.4%	6,832	5.1%
Filipino	170	0.9%	2,383	1.8%
Latin American	214	1.2%	2,910	2.2%
Southeast Asian	163	0.9%	1,670	1.2%
Arab	513	2.8%	4,715	3.5%
West Asian	186	1.0%	2,374	1.8%
Korean	64	0.4%	1,325	1.0%
Japanese	41	0.2%	486	0.4%
Visible minority, n.i.e.	75	0.4%	614	0.5%
Multiple visible minorities	107	0.6%	1,608	1.2%
Not a visible minority	13,079	72.0%	93,747	70.1%

2027 Projections Visible Minority	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	18,932	%base	138,733	%base
Total visible minority population	5,670	29.9%	44,699	32.2%
Chinese	1,250	6.6%	6,500	4.7%
South Asian	1,838	9.7%	10,411	7.5%
Black	865	4.6%	7,362	5.3%
Filipino	187	1.0%	2,607	1.9%
Latin American	246	1.3%	3,360	2.4%
Southeast Asian	180	1.0%	1,816	1.3%
Arab	574	3.0%	5,379	3.9%
West Asian	219	1.2%	2,854	2.1%
Korean	71	0.4%	1,515	1.1%
Japanese	46	0.2%	513	0.4%
Visible minority, n.i.e.	80	0.4%	646	0.5%
Multiple visible minorities	113	0.6%	1,736	1.3%
Not a visible minority	13,262	70.1%	94,034	67.8%