

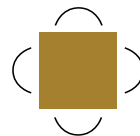
OFFICE SPACE FOR LEASE

1685 MAIN STREET WEST, HAMILTON, ONTARIO



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



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

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DETAILS

1685 MAIN STREET WEST



DETAILS:

This plaza is a strategically located hub at the gateway to West Hamilton, Dundas, and Ancaster, serving both local residents, daytime workers and students from McMaster University. Featuring an office building with a strong presence of medical/dental and accounting professionals, while the attached retail strip offers a diverse mix of tenants. This includes fitness options like Crunch Fitness, popular food spots such as Little Caesars, Baskin Robbins, Booster Juice, Stacked Pancake and Popeye's Chicken, and essential services like BioPed, Fast Signs, and a hair salon. This blend of retail, financial, medical, and fitness tenants attracts a steady flow of customers.

Features:

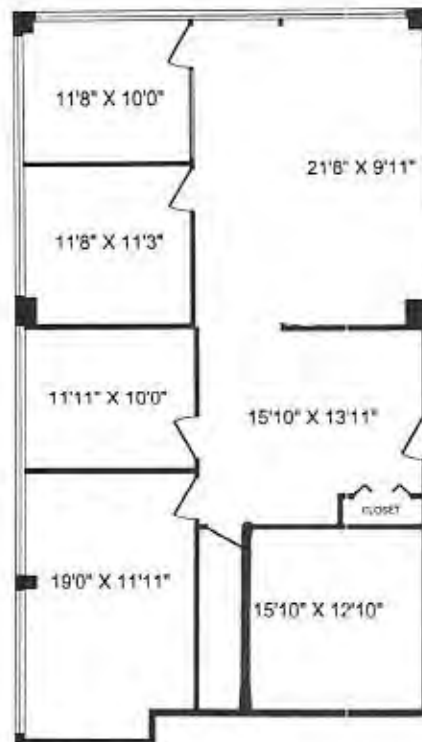
- Located at the signalized intersection which is the gateway to West Hamilton, Dundas and Ancaster
- 450 unit student residence directly across the road, high school within walking distance
- McMaster University and McMaster Hospital 5 minutes away
- Excellent exposure to intersection

OFFICE SPACE AVAILABLE

UNIT 303	1,810 Sq. Ft.
UNIT 306	878 Sq. Ft.
UNIT 303 & 306 COMBINED	2,688 Sq. Ft.

UNIT 303 FLOOR PLAN

1685 MAIN STREET WEST

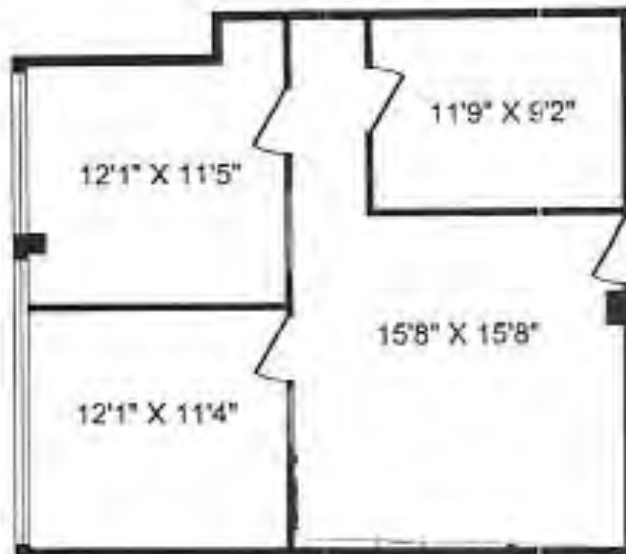


AVAILABLE UNIT DETAILS:

UNIT 303	1,810 Sq. Ft.
RENT	\$28.00 PSF PA GROSS

UNIT 306 FLOOR PLAN

1685 MAIN STREET WEST

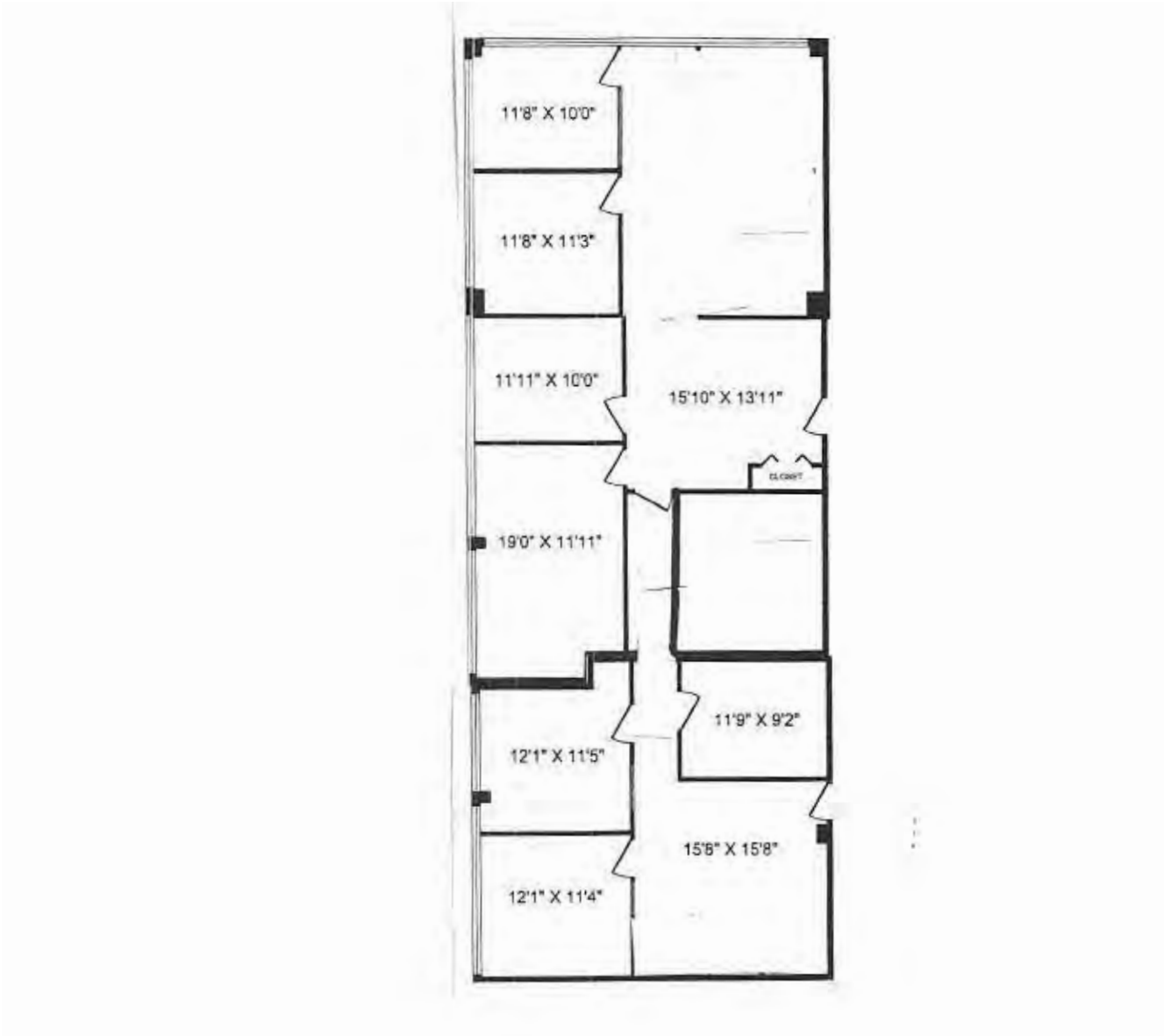


AVAILABLE UNIT DETAILS:

UNIT 306	878 Sq. Ft.
RENT	\$28.00 PSF PA GROSS

UNIT 303 & 306 FLOOR PLAN

1685 MAIN STREET WEST

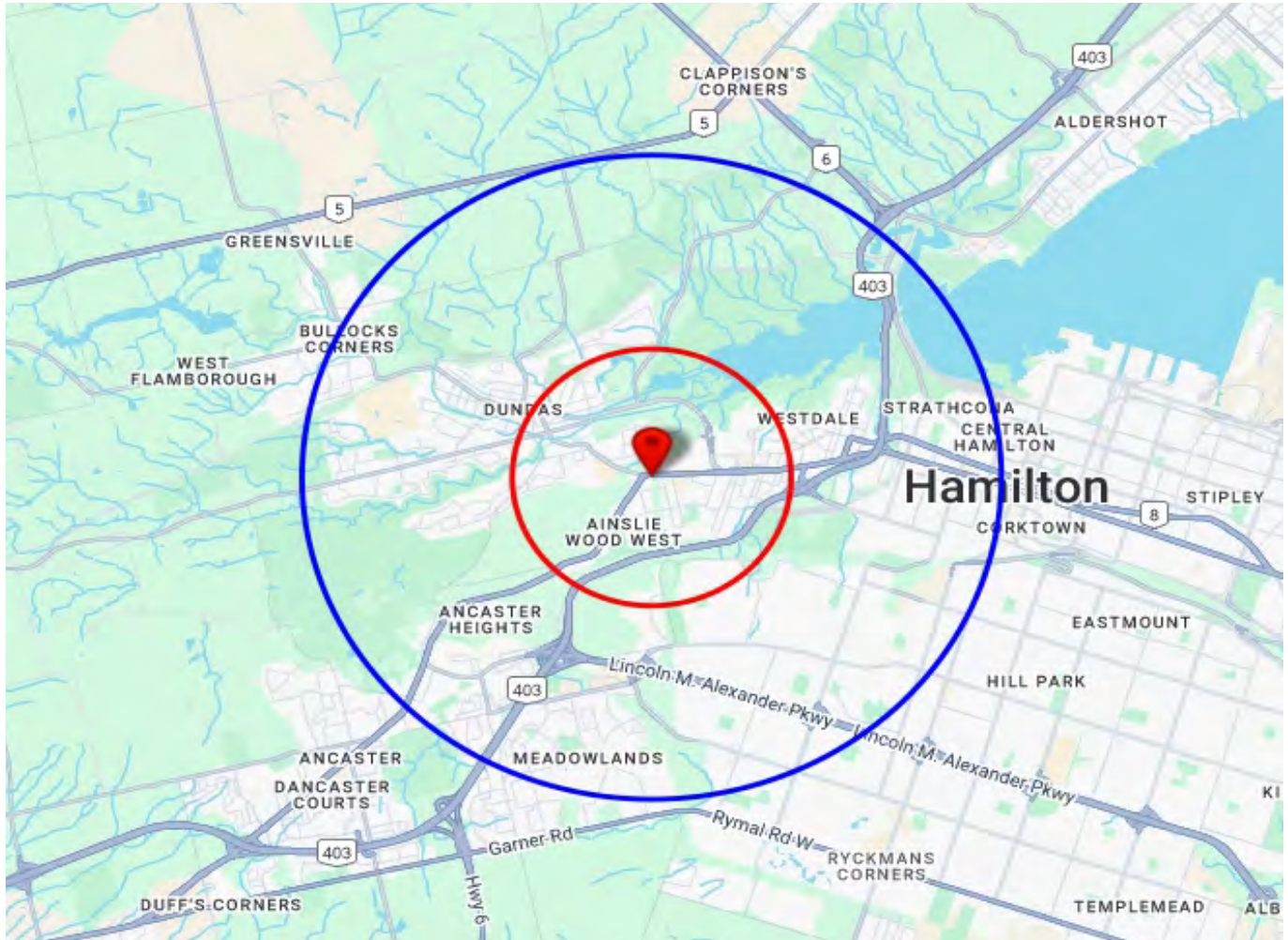


AVAILABLE UNIT DETAILS:

UNIT 303 & 306	2,688 Sq. Ft.
RENT	\$28.00 PSF PA GROSS

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%