



NEW DEVELOPMENT

RETAIL FOR LEASE

1280 RYMAL ROAD EAST, HAMILTON, ON

NEBO SHOPPING CENTRE

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Marcus & Millichap

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PROJECT DESCRIPTION

Upon completion, Nebo Shopping Centre will be a 150,000 sq. ft. shopping centre development located on Hamilton Mountain. Hamilton continues to see a rapid pace of growth given its location along the golden horseshoe and boasts a population over 785,000 people making it Canada's 9th largest metro area.

The city is home to McMaster University with an enrollment of 28,000 students, Mohawk College with an enrollment of 12,000 students and a Brock University campus with an enrollment of 7,000 students. With a thriving education and medical economy, Hamilton is focused on diversifying itself into research and innovation-based industries. Healthcare is now the city's biggest employer, providing some 20,000 jobs, while education is its fastest-growing sector. There are multiple residential and non-residential infrastructure projects under development, with new residential construction consistently increasing on a YoY basis. With a 5% population growth rate and a net migration into the metro of 12,000 people, Hamilton's population growth is the third fastest in the province.

PROPERTY DETAILS

BUILDING A	AVAILABLE	BUILDING B	AVAILABLE	BUILDING C	AVAILABLE	BUILDING D	BUILDING E
Size: 35,970 SF		Size: 82,240 SF		Size: 19,210 SF		Size: 5,880 SF	Size: 4,700 SF
Availability: 1,473 SF end cap		Availability: Anchor: 30,000 - 60,240 SF Big Box: 10,000 - 25,000 SF		Availability: 1,000 - 19,210 SF		Status: Fully Leased	Status: Fully Leased
Tenants: Esso, Nebo Ultra Car Wash, Circle K & Burger King		Status: Pre-Leasing		Status: Pre-Leasing		Tenants: Arbys, Swiss Chalet	Tenants: Starbucks, DUCA Credit Union
Timing: Immediate		Timing: 2025		Timing: Q3 2024			



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AREA OVERVIEW



150,000 SF new shopping centre development



Open tenants: **Esso Gas Station, Nebo Ultra Car Wash, Circle K, Burger King, Duca Credit Union, Arby's, Swiss Chalet and Starbucks**



Phase I - complete

Phase II - Building C, estimated delivery Q3 2024

Phase III - Building B, estimated delivery 2025



AADT at Nebo Rd & Rymal Rd E is **25,830 vehicles**



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SITE PLAN



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PHOTOS " RENDERINGS



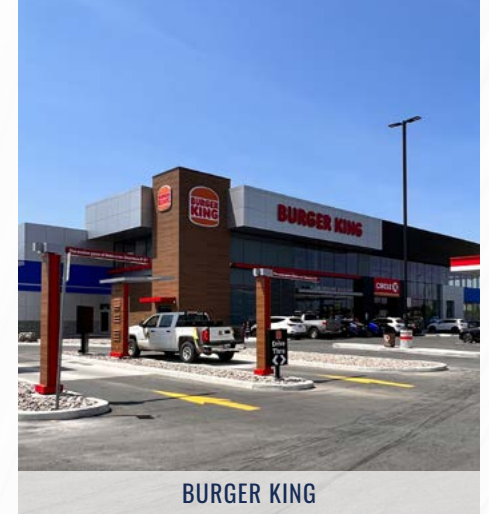
ESSO GAS STATION



NEBO ULTRA CAR WASH



CIRCLE K



BURGER KING



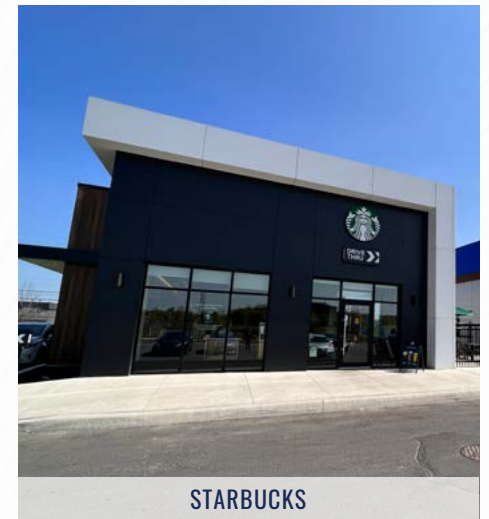
DUCA CREDIT UNION



ARBY'S



SWISS CHALET



STARBUCKS

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Demographics	3KM	5KM	7KM
Total Population	41,823	125,930	242,983
Daytime Population	36,745	99,867	188,194
Median Age	38.0	39.4	40.3
Total Households	13,411	43,817	92,407
Average Household Income	\$116,451	\$108,927	\$97,780



1. Nebo Shopping Centre

2. RONA Hamilton

3. Fortinos

4. Tim Hortons

5. Lococo's (Nebo)

6. Canada Bread Company

7. ServiceOntario

8. GoodLife Fitness

9. CIBC

10. TD Canada Trust

11. Subway

12. FreshCo

13. Wendy's

14. Central Park

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