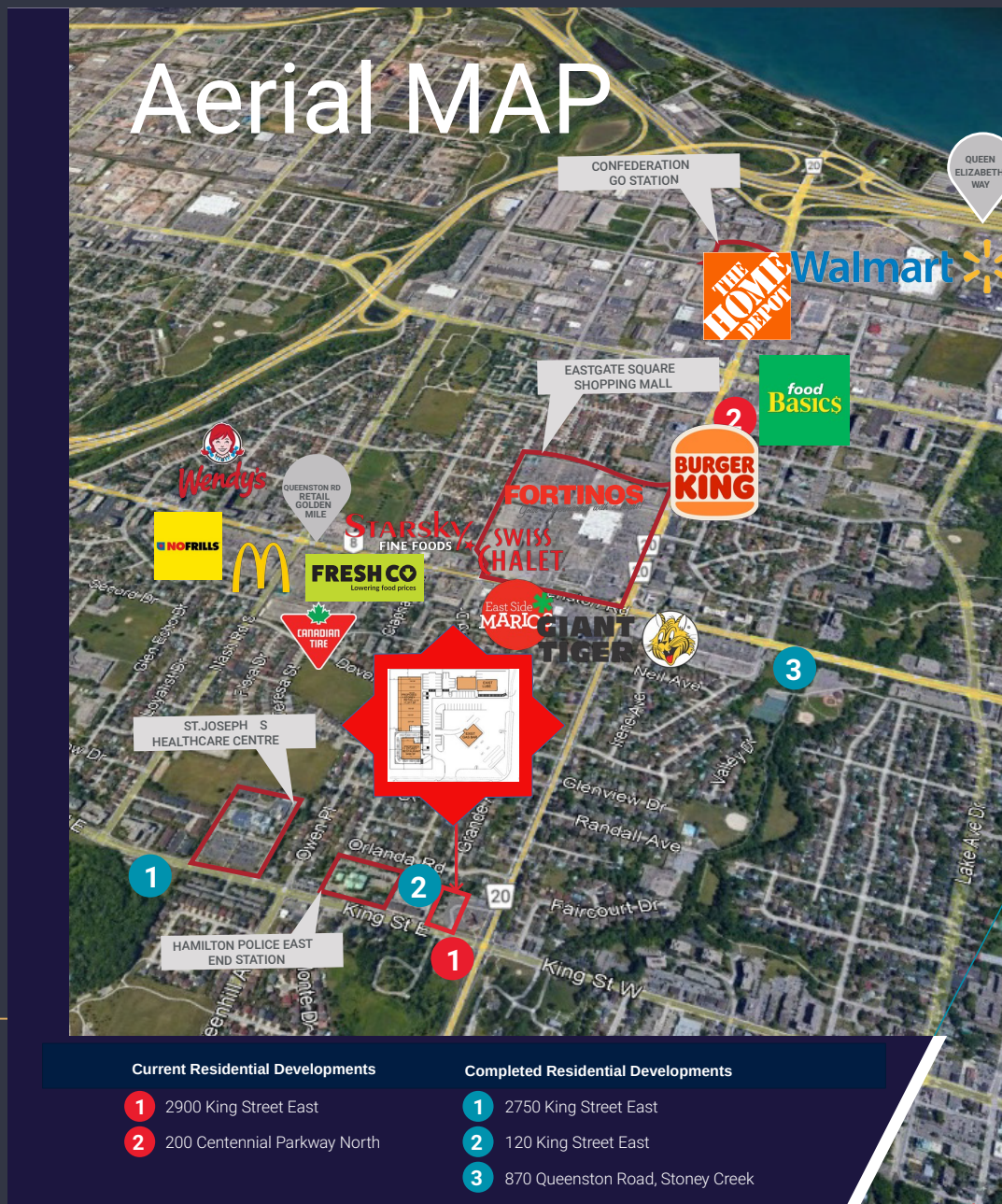


MARINO

MARINO LOCATIONS LIMITED, BROKERAGE

118 KING ST W. HAMILTON (STONE CREEK) DEVELOPMENT OPPORTUNITY – 0.99 ACRES



John Marino
President and Broker

Dave Marino
Broker of Record

MARINO LOCATIONS LIMITED, BROKERAGE

208 EVANS AVE.
TORONTO, ON
M8Z 1J7

✉ jmarino@marino.ca ✉ dmarino@marino.ca

☎ 416-767-8865 x 226 ☎ 416-767-8865 x 236

🌐 marino.ca

PROPERTY LOCATION

The Property is located on the North side of King Street, justwest of Centennial Parkway in Hamilton (Stoney Creek), Ontario. Situated within a mature established residential neighborhood, the Property is situated at a prominent corner or two major arterial roads (Centennial Parkway & King Street East, from which vehicular traffic can access while traveling in any direction), with an existing high volume Pioneer gas-bar Including a Country Style café & an oil change business on the adjacent parcel. There are many other prominent retail properties in the immediate vicinity, most notably Eastgate Square - a regional mall with more than 90 stores and services, set to undergo a significant redevelopment including 19 residential towers & 91 townhouses for a total of 4,325 new units, estimated to add about 7,600 new residents to the area on the NW corner of Centennial Parkway & Queenston Road (Hwy. 8). Other notable retail properties nearby include the Walmart anchored Smartcentres Stoney Creek, the Foodbasics anchored plaza at Centennial/Barton and the Freshco anchored plaza at Queenston/Nash Road. Nearby retailers include Loblaws, Shoppers Drug Mart, Canadian Tire, Home Depot, Dollarama & many more. The general area is well served by amenities including major commuter routes, public transit, retail services, schools and greenspaces including Battlefield Park National Historic Site, Green Acres Park and Recreation Centre, St. David Catholic Elementary School, Green Acres Elementary School and Glendale Secondary School. The property is a 5-minute drive from either the newly built Confederation GO station QEW interchange, and is also less than 500 meters from St. Joseph's King Campus hospital, which is underserved in terms of quick service restaurant options in the immediate vicinity (walking distance) for patients and their visitors.

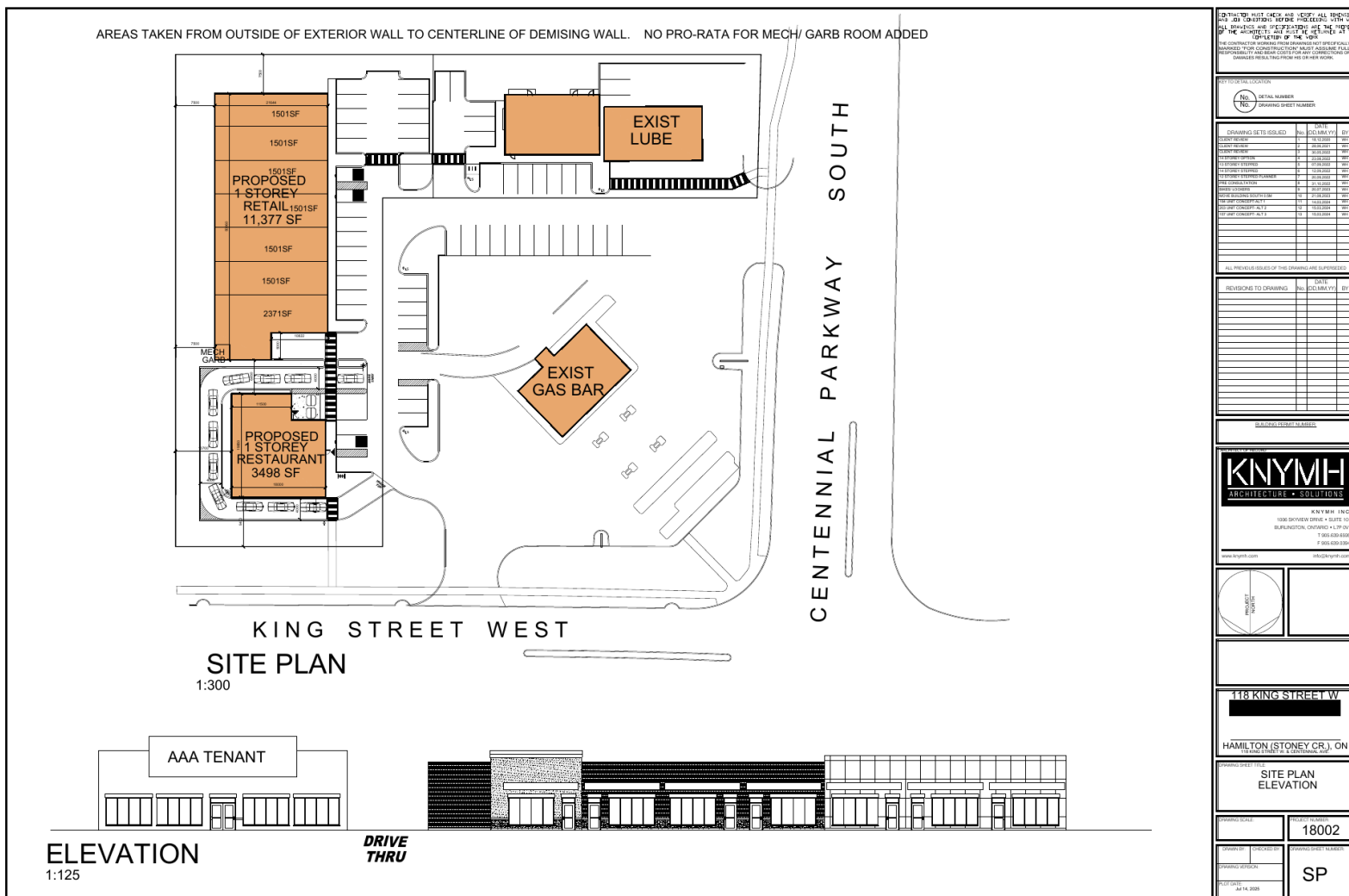
DEMOGRAPHICS

As of 2024, Hamilton, Ontario has an estimated population of 589,748 with a median household income of approximately \$86,000 and an average household income of \$108,700. After-tax median income is \$75,500. The city has 222,810 households, with an average size of 2.5 people. Most households are owner-occupied (65.7%), and renters make up 34.3%. The largest segment of households are two-person households, comprising 32.1% of the total Hamilton's population has a median age of 40.8 years and is predominantly English-speaking (92.3%). About 25.2% of the population holds a university degree, and the city has experienced steady growth with a 1.18% annual population increase.

Median Home Value: \$700,000
Average Home Value: \$752,000*

Site plan approval application in planning stages for a new 11,377 square foot strip of single storey retail (divisible to units as small as 1,000 SF) with an adjacent standalone building of up to 3,498 SF with drive thru available. The construction is expected to begin in 2026 for openings in 2027 at reasonable market rental rates for newbuild construction in the fifties per square foot net with escalations over initial terms of minimum 10 years & options to extend thereafter. Interested retailers or their representatives may submit offers to lease at any time (cooperating brokers protected) to 1970752 ONTARIO INC. care of Marino Locations Limited, Brokerage. Additional rent is estimated to be \$10 PSF in the first year (\$4.50 PSF taxes + \$5.50 PSF operating costs). Please note that this is currently an off-market opportunity being offered to select retailers only at this stage of development where the site plan can be adjusted to suit lead tenant requirements.

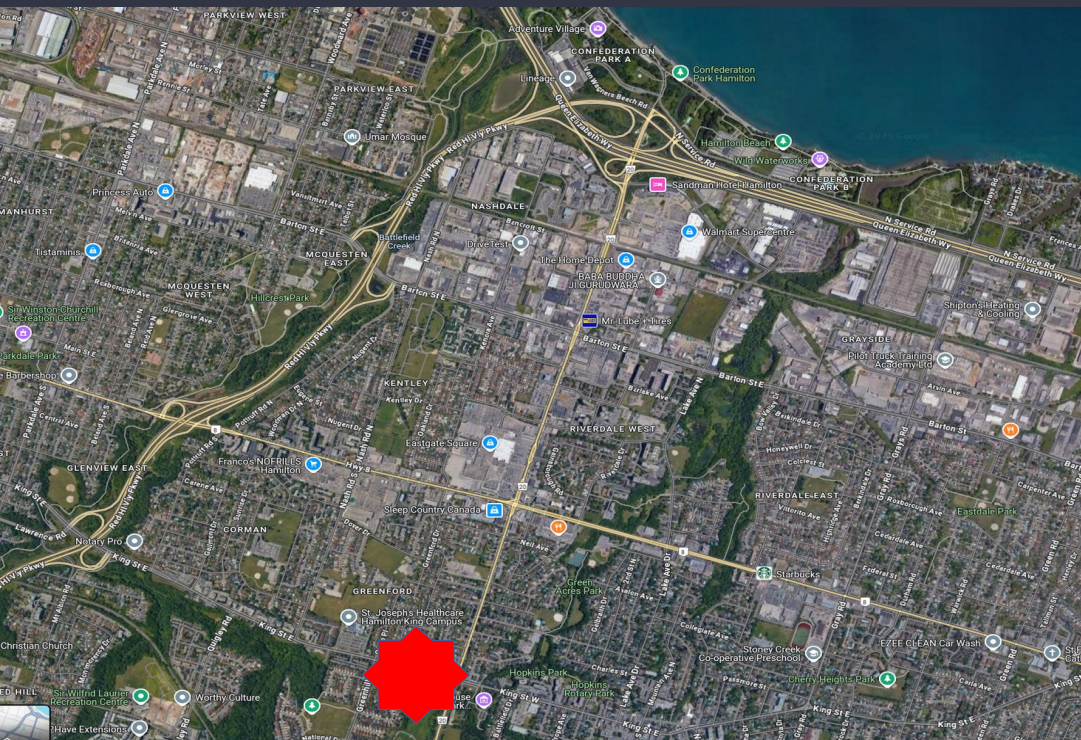
SITE PLAN



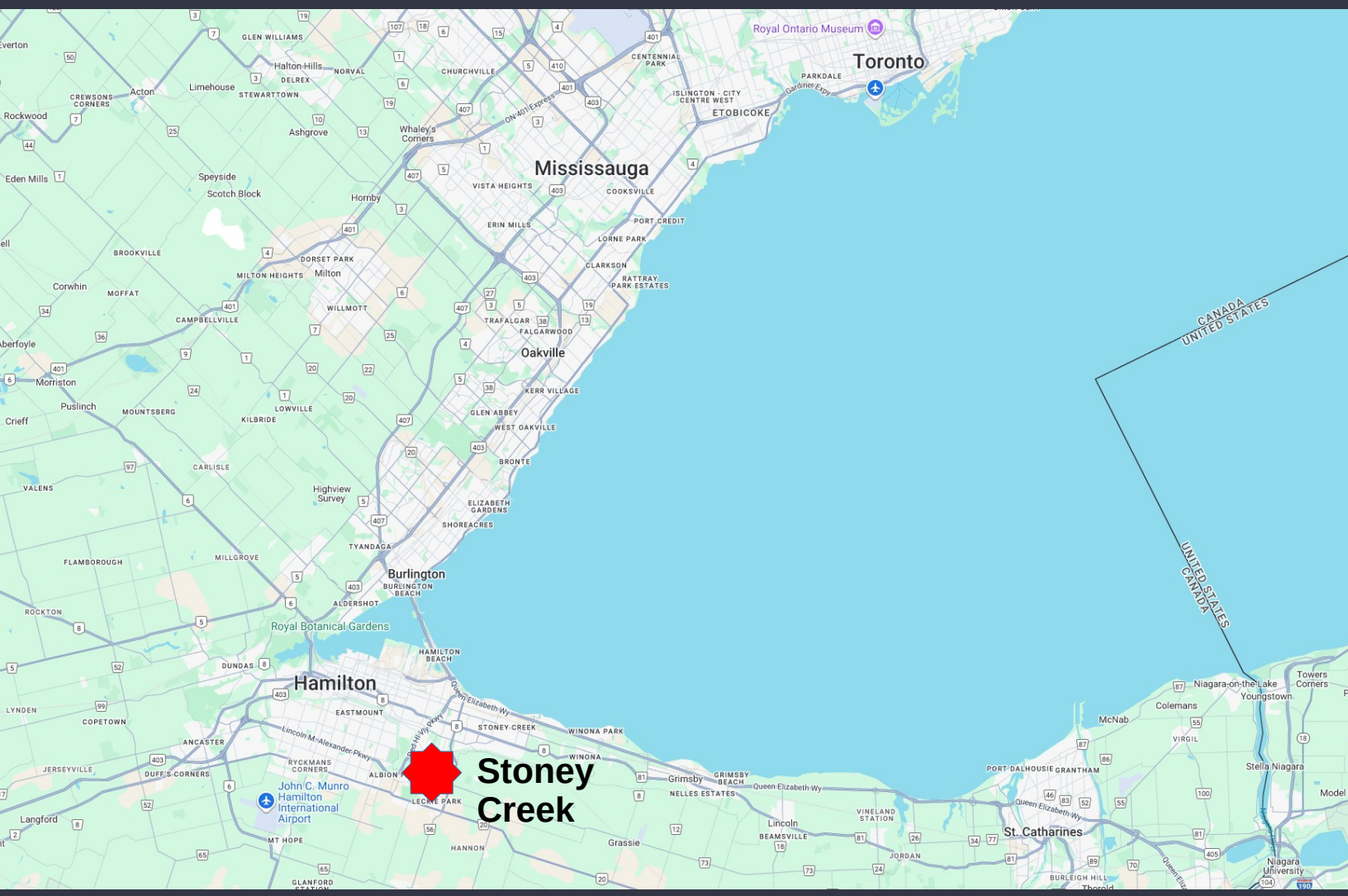
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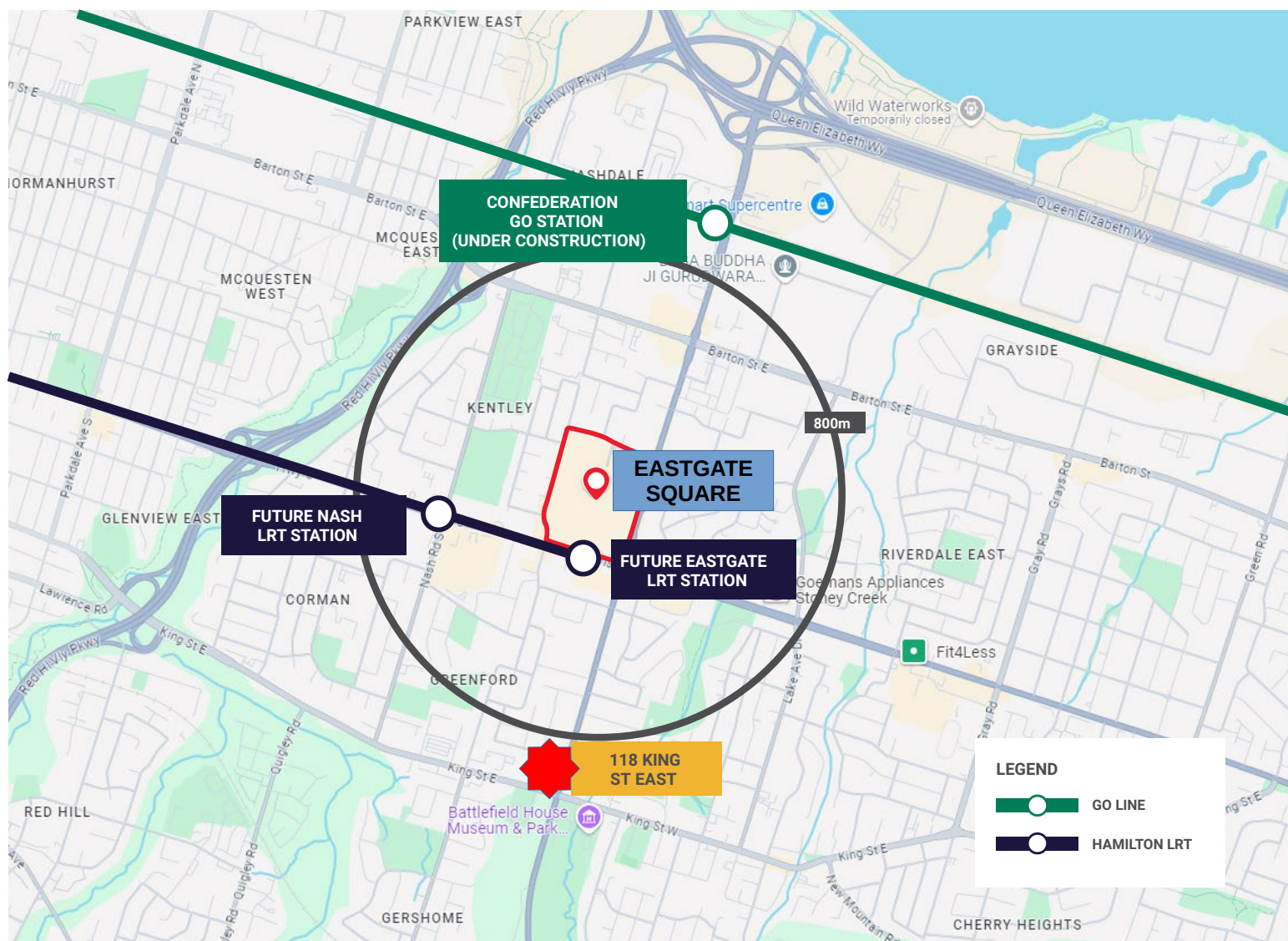
118 KING ST W.



Maps showing a satellite
Image of the surrounding
area and the location of the
subject property within
the Golden
Horseshoe Region



BELOW SHOWS NEW GO TRAIN STATIONS IN RELATION TO THE SUBJECT PROPERTY AND EASTGATE SQUARE, SLATED FOR MAJOR REDEVELOPMENT.



SOURCE: URBAN TORONTO

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118 KING ST W.

Downtown Stoney Creek



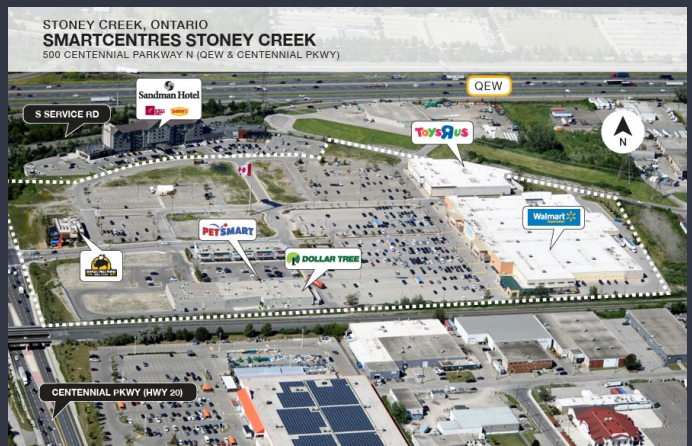
Eastgate Square Mall



Confederation GO



STONEY CREEK, ONTARIO
SMARTCENTRES STONEY CREEK
500 CENTENNIAL PARKWAY N (QEW & CENTENNIAL PKWY)



Existing Pioneer Gas / Country Style

