

*For Lease*

# PRIME RETAIL

2501 Hampshire Gate, Oakville, ON





## Property Summary

2501 Hampshire Gate is a 80,501 square foot neighborhood shopping centre located in the heart of Oakville's main retail corridor, at the border of Oakville and Mississauga. The Centre is surrounded by numerous national retailers, numerous residential subdivisions and is in close proximity to major transportation nodes including Highway 401, Highway 407 and the QEW.

The subject unit faces Dundas St with significant traffic along the centre with the possibility of premier pylon signage on the dedicated pylon sign along Dundas St.

## Demographics

### 2501 Hampshire Gate (5 km radius)

<b>167,706</b>	<b>152,512</b>	<b>40</b>
Population	Daytime Population	Median Age

<b>\$139,394</b>	<b>55,832</b>	<b>2.00%</b>
Average Household Income	Total Households	Growth Rate Next 5 Years

### Dundas St W & Hampshire Gate (2015)

<b>42,542</b>
Average Daily Vehicle Traffic Count

Sources: Costar Group, 2024

# Property Details

**Location:** 2501 Hampshire Gate, Oakville, ON L6H 6C8

**Accessibility:** Along an arterial retail corridor near QEW, 403 and 407 and two curb entrances on Hampshire Gate.

**Neighborhood:** Surrounded by national tenants including Costco, Tim Horton's, Canadian Tire, Home Depot, RBC, Winners, Best BUY and many more national retailers.

## Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to major Highways ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

## Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate and expand your retail presence in this dynamic commercial hub. Contact us today to secure your space at Hampshire Gate.



# Availability

**Location:** 2501 Hampshire Gate, Oakville, ON L6H 6C8

<b>Availability:</b>	<b><u>Unit #</u></b>	<b><u>Size</u></b>	<b><u>Net Rent</u></b>	<b><u>Additional Rent</u></b>	<b><u>Occupancy</u></b>	<b><u>Minimum Term</u></b>
	9A	5,996 sf	\$28.00	\$11.45 Estimated (2024)	Immediate	Ten (10) Years



# Site plan



FOR MORE INFORMATION  
PLEASE CONTACT



**REDWATER**  
CAPITAL

**REDWATER CAPITAL REALTY INC.**

**Real Estate Brokerage**

**100 King Street West, Suite 5700  
Toronto, ON M5X 1C7**

**T 416 948 3453**

**W [RWCAP.CA](http://RWCAP.CA)**

**COMMERCIAL REAL ESTATE EXPERTS**

**HAROON AMADI**

**President & Broker of Record**

**416 948 3453**

**[hamadi@rwcap.ca](mailto:hamadi@rwcap.ca)**

