

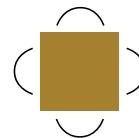
RETAIL SPACE FOR LEASE

267 UPPER CENTENNIAL PARKWAY, DESI'S CORNER
UPPER CENTENNIAL PARKWAY & MUD STREET
STONEY CREEK, 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

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

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SITE DETAILS

DESI'S CORNER



DETAILS:

- This Property is located on the north west corner of Upper Centennial Parkway and Mud Street in Stoney Creek (Hamilton), ON.
- Fully lit intersection at the north entrance off of Upper Centennial Parkway
- There are 20,778 cars in front of the plaza on Upper Centennial Parkway and 6,064 cars on Mud Street West.
- With the number of new homes under construction and built since the last census together with the high traffic counts, this is an amazing opportunity for most uses.

SIZE: 1,067 - 1,457 sq. ft. approximately

ASKING RENT: Contact Listing Broker

T.M.I: Approximately \$15.75 psf

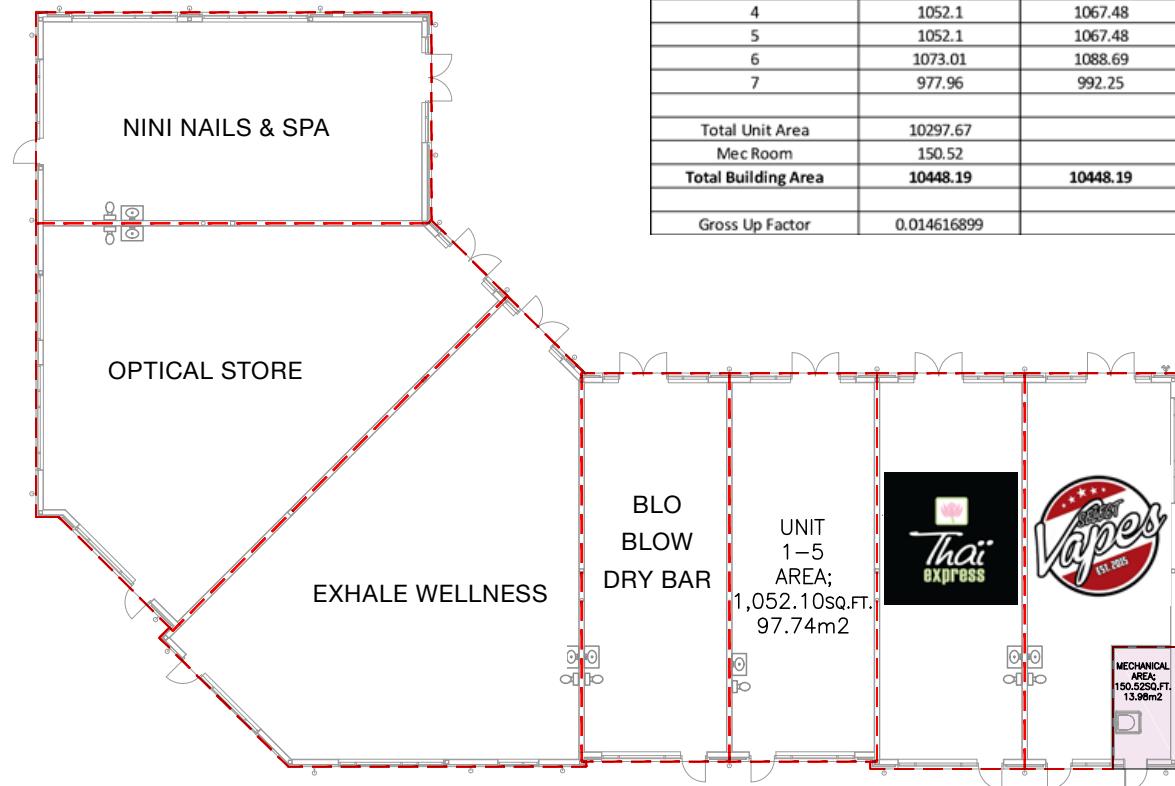
BUILDING 1 AVAILABLE UNITS

DESI'S CORNER



BUILDING SERVICES

**BUILDING 1 – GROSS AREA
10,448.19 SQ.FT.
970.67m²**



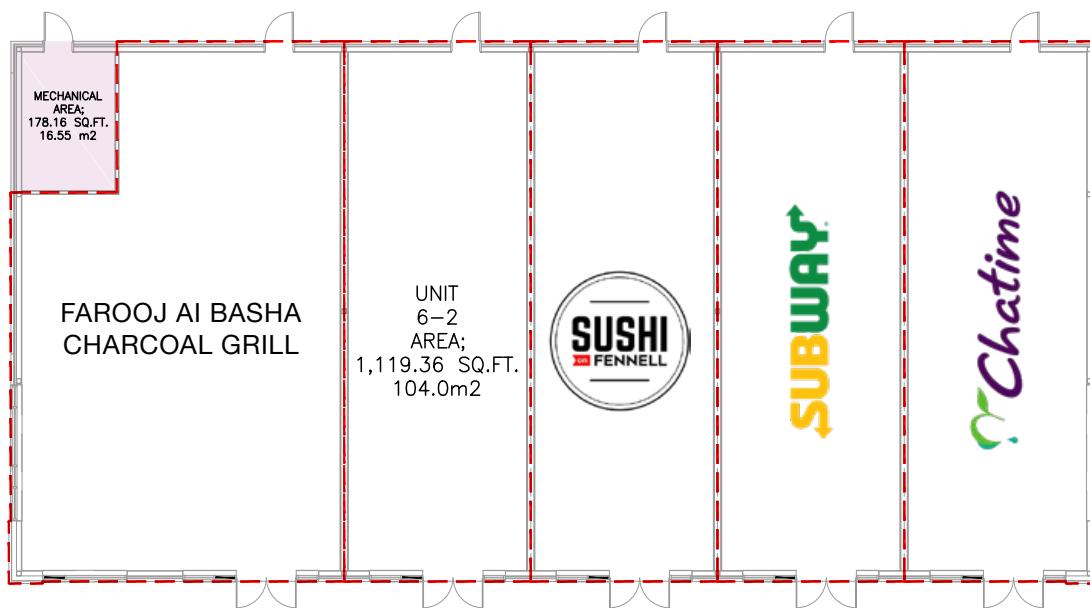
BUILDING 6 AVAILABLE UNIT DESI'S CORNER



BUILDING SERVICES

BUILDING 6 – GROSS AREA
6,520.88 SQ.FT.
605.81m²

Unit #	Building - 6	Building - 6 Total Gross Area
1	1822.41	1873.60
2	1119.36	1150.80
3	1119.36	1150.80
4	1119.36	1150.80
5	1162.23	1194.88
Total Unit Area	6342.72	
Mec Room	178.16	
Total Building Area	6520.88	6520.88
Gross Up Factor	0.028088896	



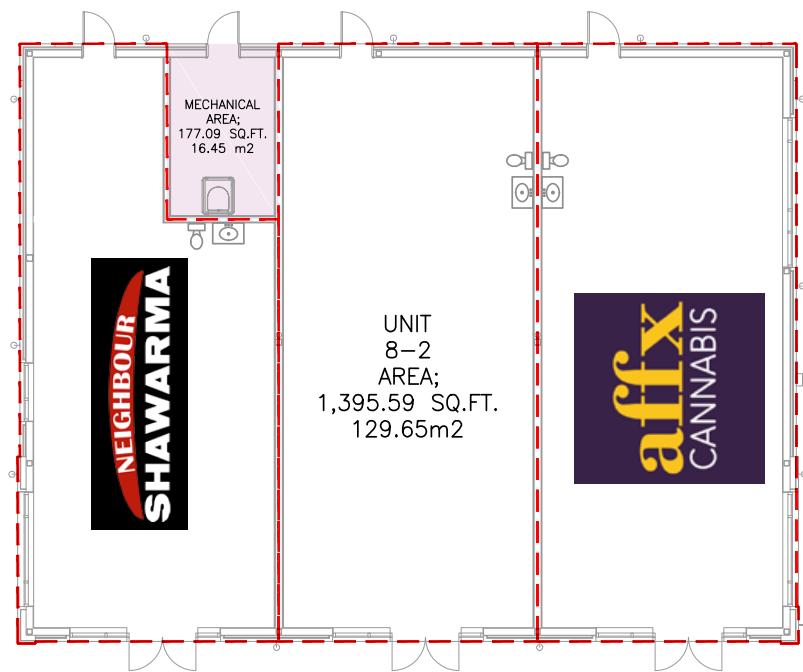
BUILDING 8 AVAILABLE UNIT DESI'S CORNER



BUILDING SERVICES

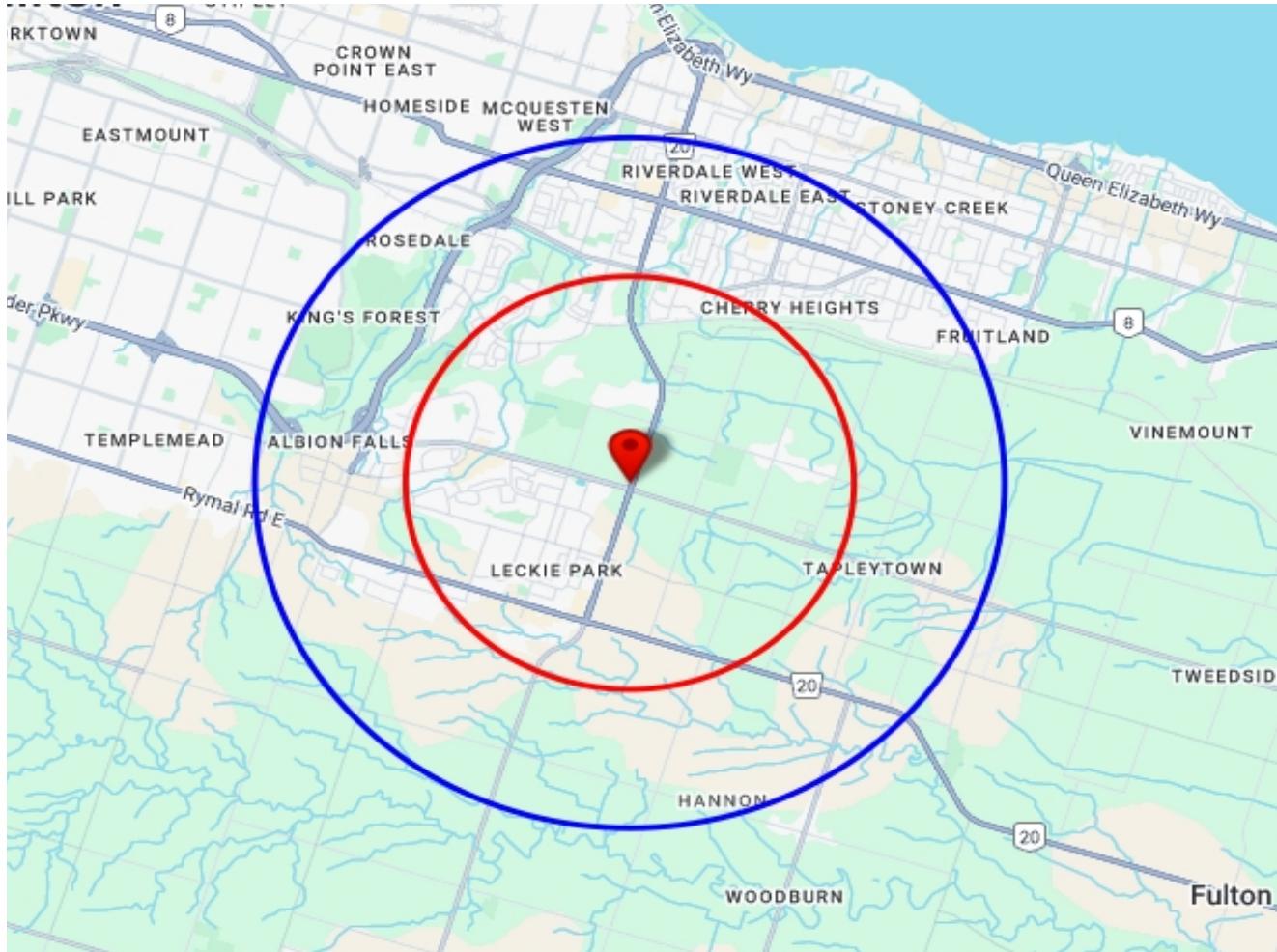
BUILDING 8 – GROSS AREA
4,193.27 SQ.FT.
389.57m²

Unit #	Building - 8	Building - 8 Total Gross Area
1	1223.11	1277.04
2	1395.59	1457.13
3	1397.48	1459.10
Total Unit Area	4016.18	
Mec Room	177.09	
Total Building Area	4193.27	4193.27
Gross Up Factor	0.044094139	



DEMOGRAPHICS

DESI'S CORNER



2024 Daytime Population	267 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V7	267 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V7		
	0 - 3 km	%	0 - 5 km	%
Total Estimated Population	39,205		104,011	
Total Daytime Population	28,255		84,635	
Daytime Population at Home	20,716	73.3%	58,424	69.0%
0 to 14 years	7,180	25.4%	17,379	20.5%
15 to 64 years	8,900	31.5%	23,875	28.2%
65 years and over	4,636	16.4%	17,170	20.3%
Daytime Population at Work	7,890	27.9%	26,270	31.0%
Work At Usual Place	3,613	12.8%	14,632	17.3%
Work Mobile	736	2.6%	3,013	3.6%
Work At Home	3,541	12.5%	8,625	10.2%

Source: Sitewise

DEMOGRAPHICS

DESI'S CORNER

2024 Demographic Snapshot	267 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V7 0 - 3 km	267 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V7 0 - 5 km
	%	%
Total Population		
2019 estimated	33,909	93,067
2024 estimated	39,205	104,011
2029 Projected	44,269	114,170
% Pop. Change (2019-2024)	15.6%	11.8%
% Pop. Change (2024-2029)	12.9%	9.8%
2024 Total Population by Age	39,205	104,011
0 to 4 years	2,307	5,574
5 to 19 years	7,477	18,056
20 to 24 years	2,809	6,656
25 to 34 years	5,478	14,147
35 to 44 years	5,970	14,776
45 to 54 years	4,843	12,148
55 to 64 years	4,605	12,776
65 to 74 years	3,523	10,808
75 years & over	2,193	9,069
Median Age	37.4	39.9
2024 Total Census Families	10,174	26,991
Average Persons Per Family	3.4	3.2
Total Couples	8,379	21,848
Without children at home	2,801	8,553
With children at home	5,577	13,294
Lone-parent families	1,795	5,143
Children Per Census Family	1.4	1.3
2024 Educational Attainment (15 years+)	31,592	85,916
Less than a bachelor degree	23,699	66,970
Bachelor degree & higher	7,893	18,946
2024 Households	12,824	37,930
Persons per household	3.02	2.72
Average household income	\$ 136,358	\$ 118,533
2024 Occupied Dwellings	12,824	37,930
Owned dwellings	9,893	25,383
Rented dwellings	2,931	12,546
Dominant building type	Houses	Houses

Source: Sitewise

DEMOGRAPHICS

DESI'S CORNER

2024 Estimates Visible Minority	267 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V7 0 - 3 km	%	267 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V7 0 - 5 km	%
2024 Household Population by visible minority groups	38,731	%base	103,283	%base
Total visible minority population	12,177	31.4%	31,178	30.2%
Chinese	236	0.6%	626	0.6%
South Asian	4,285	11.1%	10,966	10.6%
Black	2,566	6.6%	5,635	5.5%
Filipino	698	1.8%	1,969	1.9%
Latin American	1,084	2.8%	2,516	2.4%
Southeast Asian	390	1.0%	2,040	2.0%
Arab	1,463	3.8%	4,074	3.9%
West Asian	659	1.7%	1,504	1.5%
Korean	60	0.2%	166	0.2%
Japanese	56	0.1%	130	0.1%
Visible minority, n.i.e.	277	0.7%	507	0.5%
Multiple visible minorities	403	1.0%	1,045	1.0%
Not a visible minority	26,554	68.6%	72,105	69.8%

2027 Projections Visible Minority	267 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V7 0 - 3 km	%	267 Upper Centennial Pkwy, Stoney Creek, ON L8J 2V7 0 - 5 km	%
2027 Household Population by visible minority groups	41,676	%base	109,300	%base
Total visible minority population	14,217	34.1%	35,831	32.8%
Chinese	265	0.6%	704	0.6%
South Asian	5,103	12.2%	12,762	11.7%
Black	2,872	6.9%	6,256	5.7%
Filipino	810	1.9%	2,246	2.1%
Latin American	1,286	3.1%	2,946	2.7%
Southeast Asian	428	1.0%	2,225	2.0%
Arab	1,761	4.2%	4,786	4.4%
West Asian	822	2.0%	1,870	1.7%
Korean	70	0.2%	198	0.2%
Japanese	63	0.2%	146	0.1%
Visible minority, n.i.e.	294	0.7%	546	0.5%
Multiple visible minorities	442	1.1%	1,146	1.0%
Not a visible minority	27,458	65.9%	73,470	67.2%

Source: Sitewise