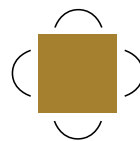


RETAIL SPACE FOR LEASE

267 UPPER CENTENNIAL PARKWAY, DESI'S CORNER
UPPER CENTENNIAL PARKWAY & MUD STREET
STONE 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 - 1,874 sq. ft. approximately

ASKING RENTS: \$45.00 per sq. ft. net

T.M.I: Approximately \$15.75 psf

BUILDING 1

AVAILABLE UNITS

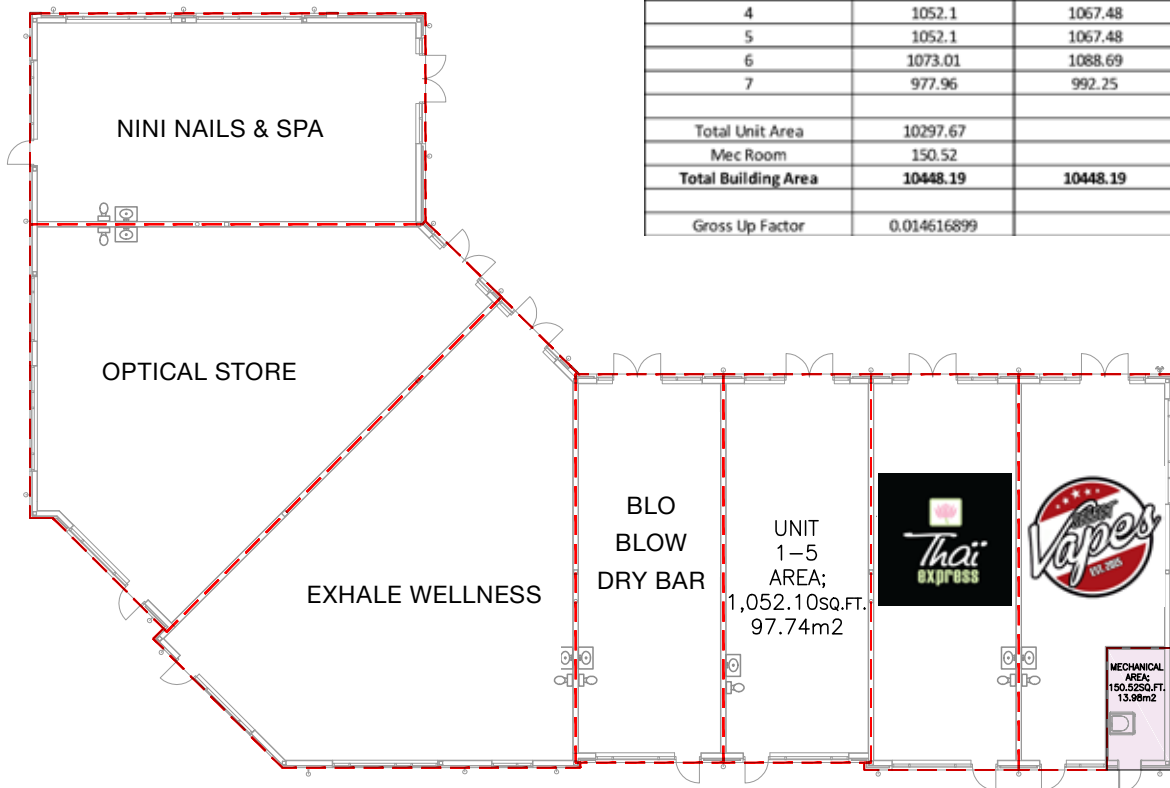
DESI'S CORNER



 BUILDING SERVICES

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

Unit #	Building - 1	Total Gross Area Building - 1
1	1528.89	1551.24
2	2280.49	2313.82
3	2333.12	2367.22
4	1052.1	1067.48
5	1052.1	1067.48
6	1073.01	1088.69
7	977.96	992.25
Total Unit Area	10297.67	
Mec Room	150.52	
Total Building Area	10448.19	10448.19
Gross Up Factor	0.014616899	



BUILDING 6

AVAILABLE UNIT

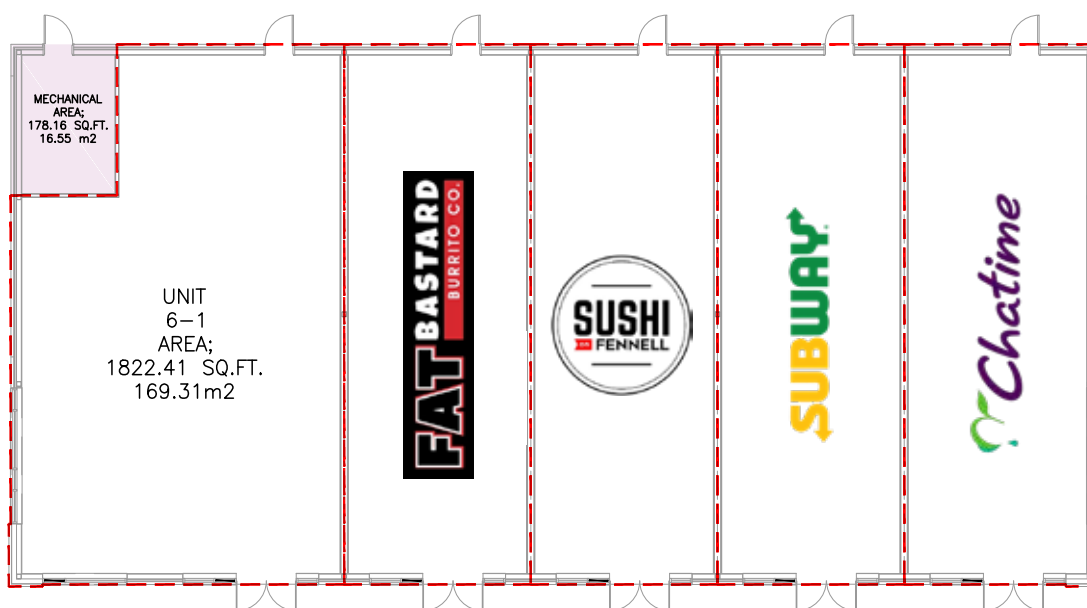
DESI'S CORNER



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	0.028068896	



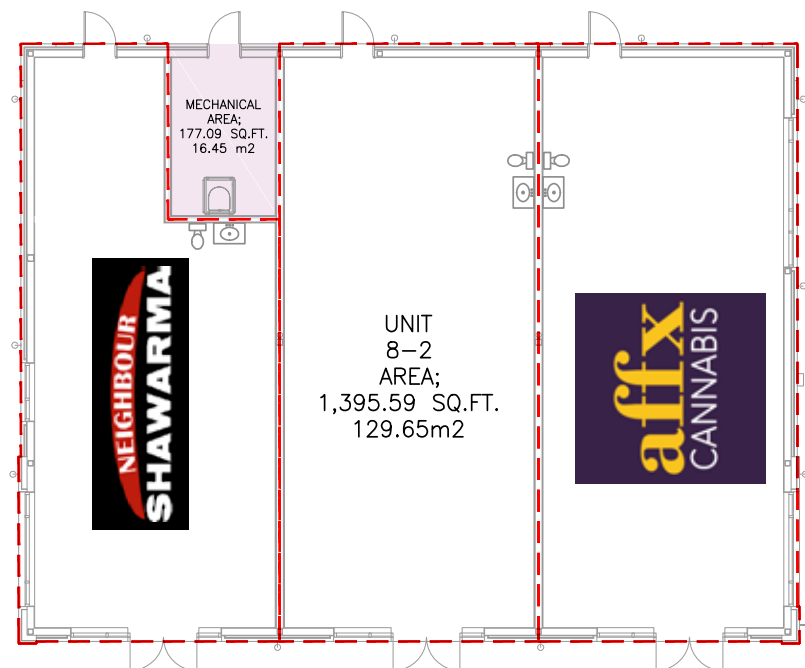
BUILDING 8 AVAILABLE UNIT DESI'S CORNER



 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	



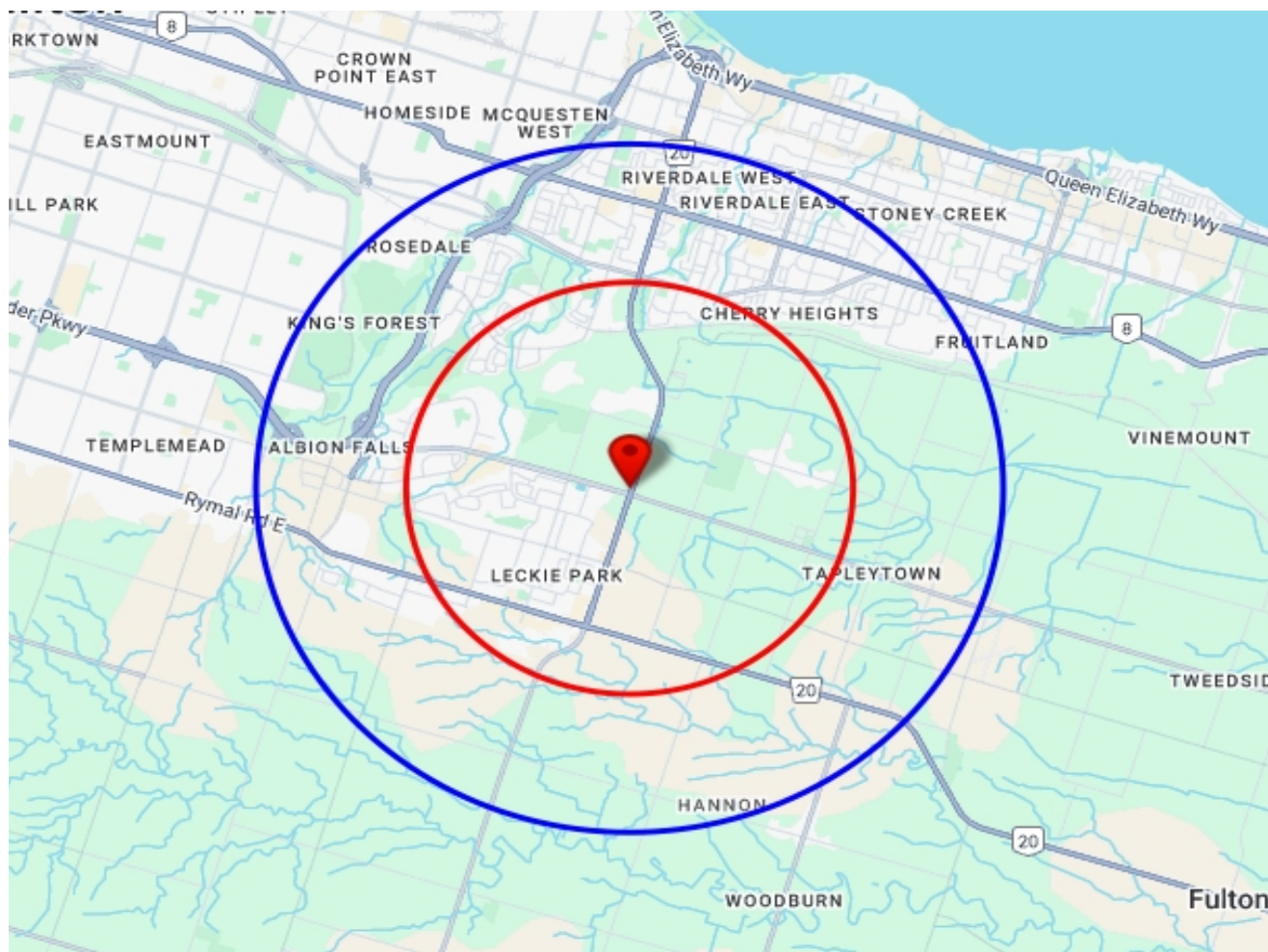
AREA HIGHLIGHTS & TRAFFIC COUNTS

DESI'S CORNER



DEMOGRAPHICS

DESI'S CORNER



2024 Daytime Population	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 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	5.9%	5,574	5.4%
5 to 19 years	7,477	19.1%	18,056	17.4%
20 to 24 years	2,809	7.2%	6,656	6.4%
25 to 34 years	5,478	14.0%	14,147	13.6%
35 to 44 years	5,970	15.2%	14,776	14.2%
45 to 54 years	4,843	12.4%	12,148	11.7%
55 to 64 years	4,605	11.7%	12,776	12.3%
65 to 74 years	3,523	9.0%	10,808	10.4%
75 years & over	2,193	6%	9,069	9%
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	82.4%	21,848	80.9%
Without children at home	2,801	27.5%	8,553	31.7%
With children at home	5,577	54.8%	13,294	49.3%
Lone-parent families	1,795	17.6%	5,143	19.1%
Children Per Census Family	1.4		1.3	
2024 Educational Attainment (15 years+)	31,592		85,916	
Less than a bachelor degree	23,699	75.0%	66,970	77.9%
Bachelor degree & higher	7,893	25.0%	18,946	22.1%
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	77.1%	25,383	66.9%
Rented dwellings	2,931	22.9%	12,546	33.1%
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