

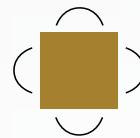
OFFICE SPACE FOR LEASE

1685 MAIN STREET WEST, HAMILTON, ONTARIO



Richard Greville

Sales Representative
Goudy Real Estate Corp.
Real Estate Brokerage
(905) 308-2406



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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DETAILS

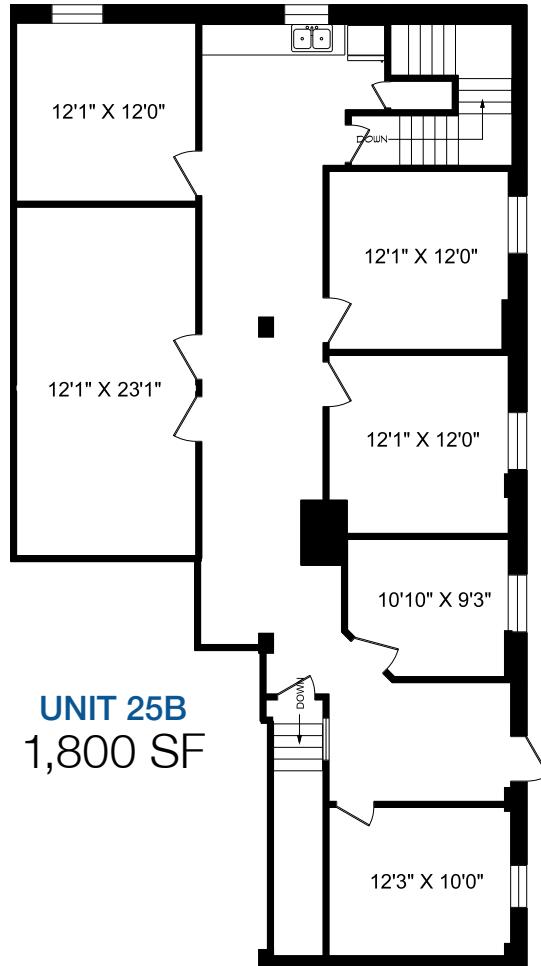
1685 MAIN STREET WEST



UNIT 25B - Boardroom into hallway



UNIT 25B - Kitchenette



UNIT 25B
1,800 SF

DETAILS:

Join Crunch Fitness, Little Caesars, Baskin Robbins, BioPed, BOOSTER JUICE, Popeye's Chicken, CAA, Fast Signs and a hair salon in this strategically located plaza at the gateway to West Hamilton, Dundas and Ancaster plus McMaster University is only about a 5 minute drive. Serving the surrounding residents and McMaster University students, this plaza is a mix of retail, financial, medical/dental, fitness and accounting tenants.

Features:

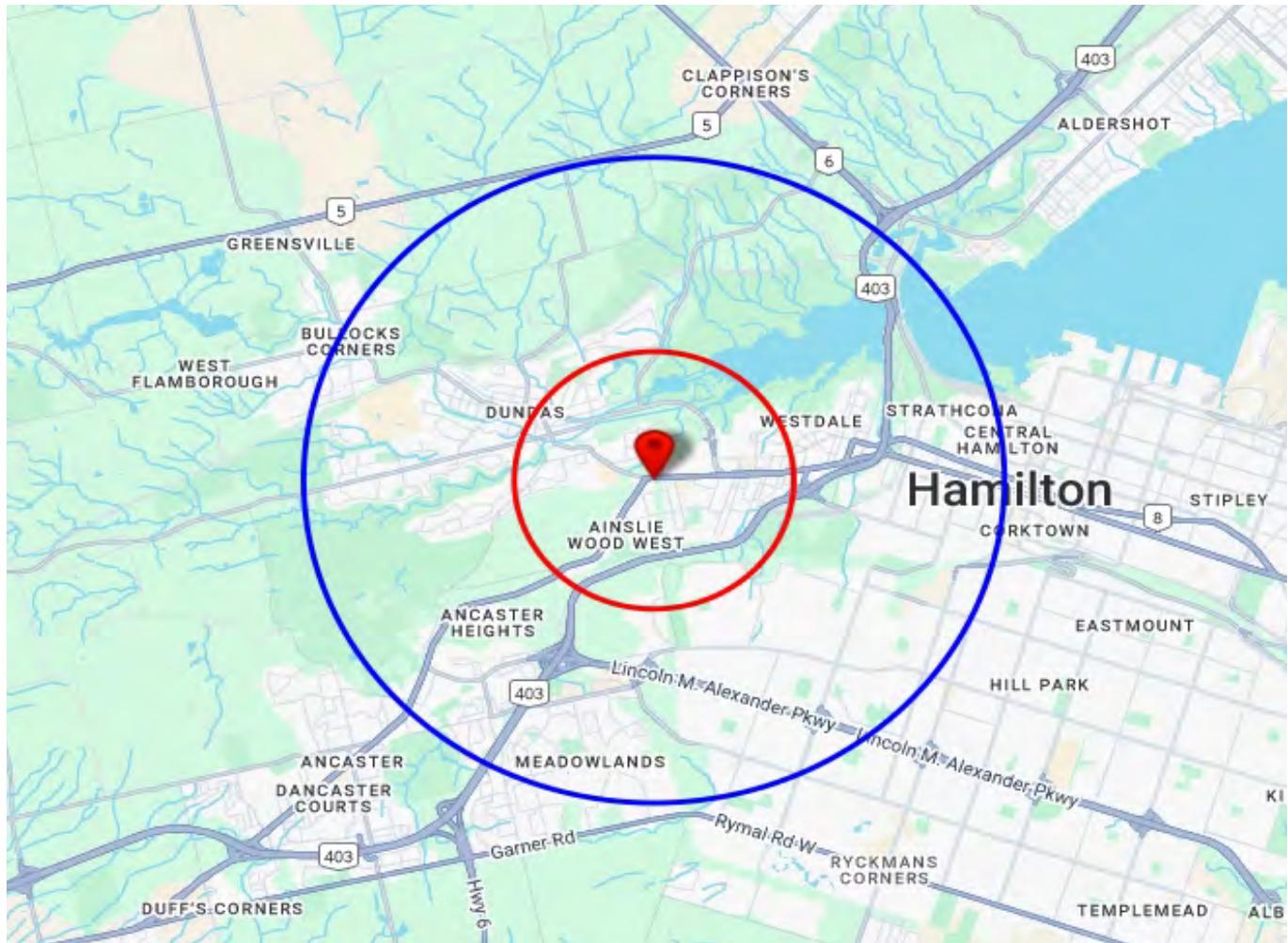
- Located at the signalized intersection which is the gateway to West Hamilton, Dundas and Ancaster
- 450 unit student residence directly across the road, high school within walking distance
- McMaster University and McMaster Hospital 5 minutes away
- Excellent exposure to intersection

Office Space Available:

UNIT 25B: 1,800 sq. ft.

TRADE AREA MAP

1685 MAIN STREET WEST



2024 Daytime Population	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
Total Estimated Population	18,848		137,239	
Total Daytime Population	16,332		122,641	
Daytime Population at Home	10,258	62.8%	72,986	59.5%
0 to 14 years	1,905	11.7%	17,611	14.4%
15 to 64 years	4,640	28.4%	31,722	25.9%
65 years and over	3,714	22.7%	23,654	19.3%
Daytime Population at Work	6,579	40.3%	50,821	41.4%
Work At Usual Place	4,081	25.0%	32,493	26.5%
Work Mobile	887	5.4%	6,036	4.9%
Work At Home	1,611	9.9%	12,292	10.0%

DEMOGRAPHICS

1685 MAIN STREET WEST

2024 Demographic Snapshot	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km	1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km
	%	%
Total Population		
2019 estimated	17,624	127,926
2024 estimated	18,848	137,239
2029 Projected	20,276	145,880
% Pop. Change (2019-2024)	6.9%	7.3%
% Pop. Change (2024-2029)	7.6%	6.3%
2024 Total Population by Age	18,848	137,239
0 to 4 years	708	5,658
5 to 19 years	2,073	19,669
20 to 24 years	2,268	11,451
25 to 34 years	3,496	21,875
35 to 44 years	2,016	17,412
45 to 54 years	1,689	15,087
55 to 64 years	2,079	16,850
65 to 74 years	2,187	15,411
75 years & over	2,332	13,825
Median Age	39.0	40.5
2024 Total Census Families	4,189	34,020
Average Persons Per Family	2.8	3.0
Total Couples	3,372	28,039
Without children at home	1,961	13,773
With children at home	1,411	14,266
Lone-parent families	817	5,981
Children Per Census Family	0.9	1.1
2024 Educational Attainment (15 years+)	16,280	116,095
Less than a bachelor degree	9,974	72,034
Bachelor degree & higher	6,306	44,061
2024 Households	8,570	56,165
Persons per household	2.12	2.38
Average household income	\$ 105,319	\$ 130,217
2024 Occupied Dwellings	8,570	56,165
Owned dwellings	3,935	31,780
Rented dwellings	4,635	24,385

DEMOGRAPHICS

1685 MAIN STREET WEST

2024 Estimates Visible Minority	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	18,162	%base	133,645	%base
Total visible minority population	5,083	28.0%	39,898	29.9%
Chinese	1,129	6.2%	5,867	4.4%
South Asian	1,617	8.9%	9,114	6.8%
Black	804	4.4%	6,832	5.1%
Filipino	170	0.9%	2,383	1.8%
Latin American	214	1.2%	2,910	2.2%
Southeast Asian	163	0.9%	1,670	1.2%
Arab	513	2.8%	4,715	3.5%
West Asian	186	1.0%	2,374	1.8%
Korean	64	0.4%	1,325	1.0%
Japanese	41	0.2%	486	0.4%
Visible minority, n.i.e.	75	0.4%	614	0.5%
Multiple visible minorities	107	0.6%	1,608	1.2%
Not a visible minority	13,079	72.0%	93,747	70.1%

2027 Projections Visible Minority	1685 Main St W, Hamilton, ON L8S 1G5 0 - 2 km		1685 Main St W, Hamilton, ON L8S 1G5 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	18,932	%base	138,733	%base
Total visible minority population	5,670	29.9%	44,699	32.2%
Chinese	1,250	6.6%	6,500	4.7%
South Asian	1,838	9.7%	10,411	7.5%
Black	865	4.6%	7,362	5.3%
Filipino	187	1.0%	2,607	1.9%
Latin American	246	1.3%	3,360	2.4%
Southeast Asian	180	1.0%	1,816	1.3%
Arab	574	3.0%	5,379	3.9%
West Asian	219	1.2%	2,854	2.1%
Korean	71	0.4%	1,515	1.1%
Japanese	46	0.2%	513	0.4%
Visible minority, n.i.e.	80	0.4%	646	0.5%
Multiple visible minorities	113	0.6%	1,736	1.3%
Not a visible minority	13,262	70.1%	94,034	67.8%