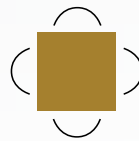


# RETAIL SPACE FOR LEASE

267 UPPER CENTENNIAL,  
UPPER CENTENNIAL PARKWAY & MUD STREET  
STONEY CREEK, ONTARIO



**Len Goudy**  
Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
(416) 830-0880



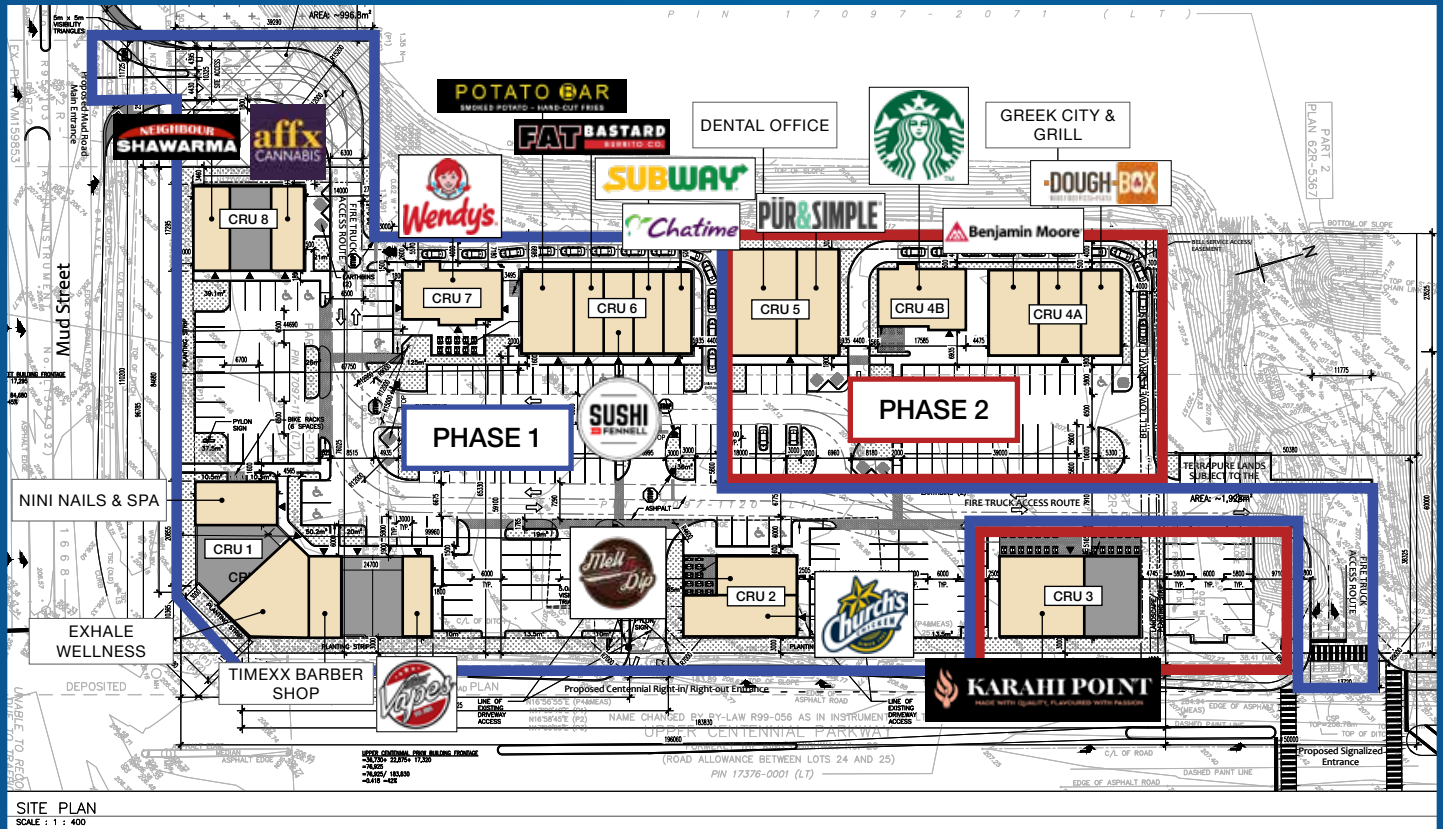
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

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

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

# SITE DETAILS

## UPPER CENTENNIAL PARKWAY & MUD STREET



### 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
- AADT (2019) Traffic on Upper Centennial Parkway is 25,656 and Mud Street West is 18,535
- 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:** 1067 - 2313 sq. ft. approximately

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

**T.M.I.:** \$TBD (expect approximately \$15 psf)

# BUILDING 1 AVAILABLE UNITS

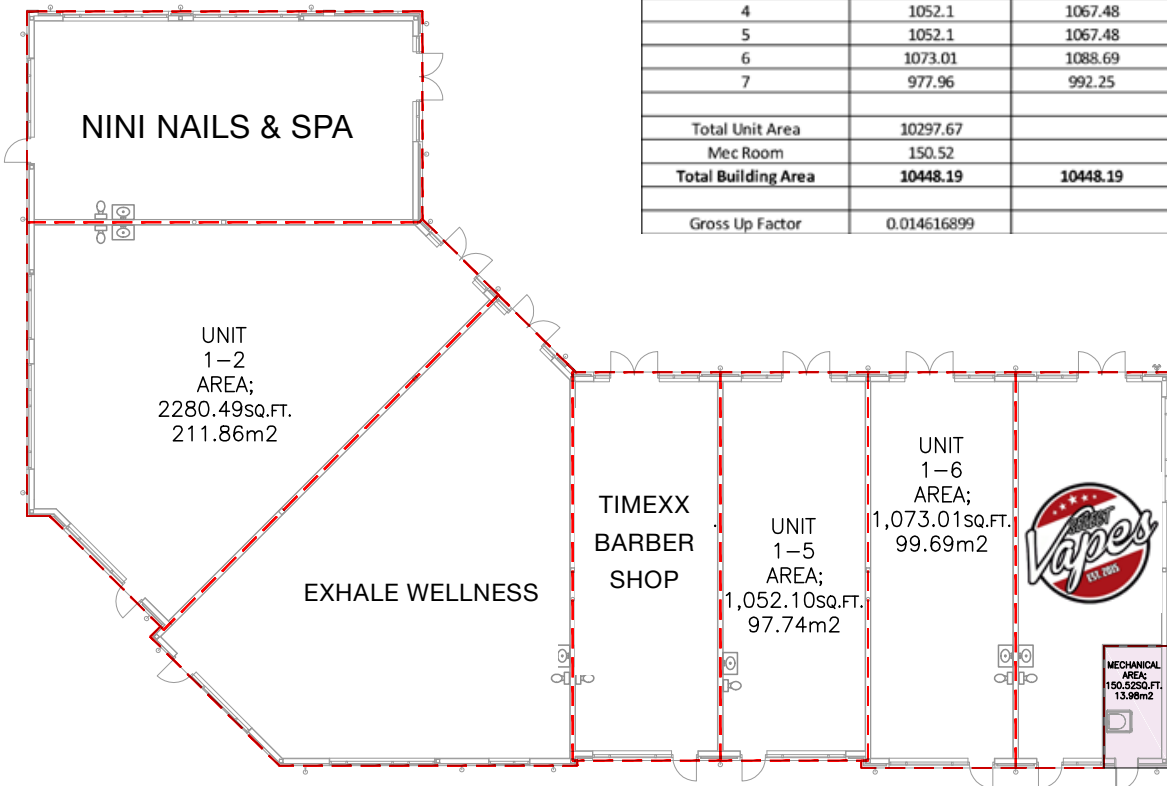
## UPPER CENTENNIAL PARKWAY & MUD STREET



BUILDING SERVICES

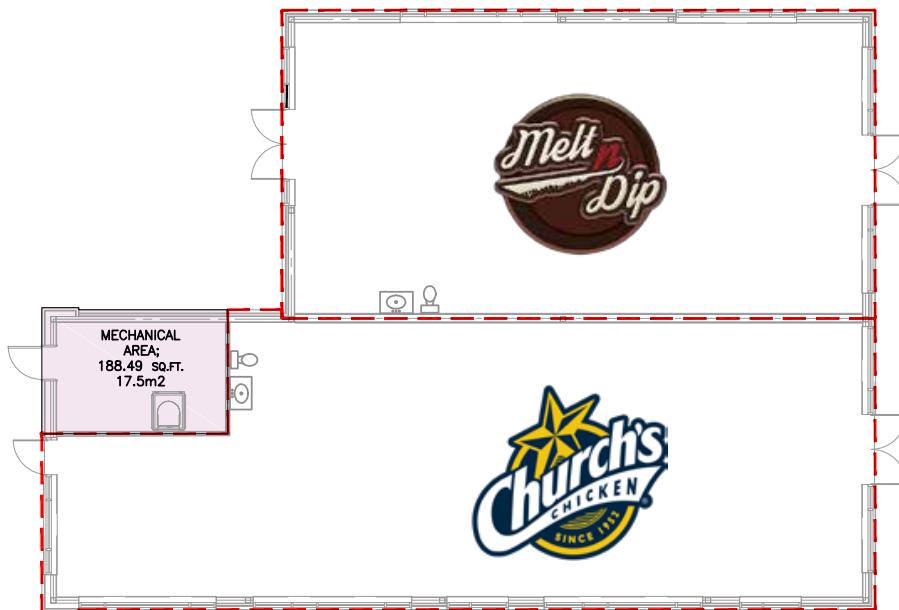
**BUILDING 1 – GROSS AREA**  
10,448.19 SQ.FT.  
970.67m<sup>2</sup>

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
<b>Total Unit Area</b>	<b>10297.67</b>	
<b>Mec Room</b>	<b>150.52</b>	
<b>Total Building Area</b>	<b>10448.19</b>	<b>10448.19</b>
<b>Gross Up Factor</b>	<b>0.014616899</b>	



# BUILDING 2 FULLY LEASED

UPPER CENTENNIAL PARKWAY & MUD STREET



# BUILDING 3 AVAILABLE UNITS

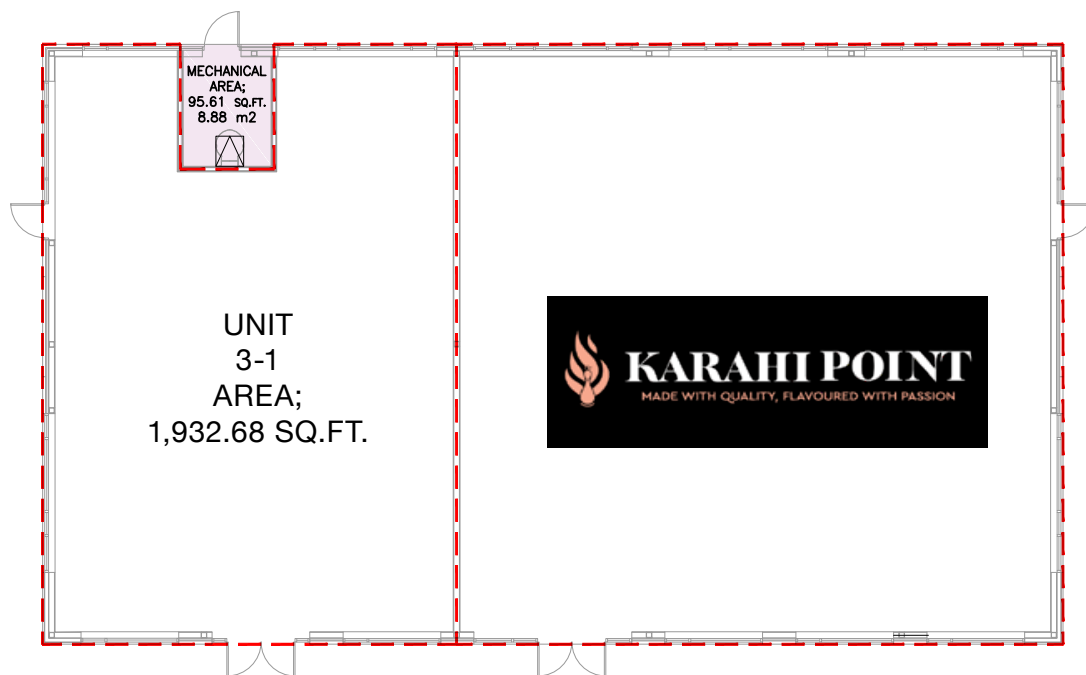
## UPPER CENTENNIAL PARKWAY & MUD STREET



BUILDING SERVICES

**BUILDING 3 – GROSS AREA**  
**4,998.46 SQ.FT.**  
**464.37m<sup>2</sup>**

Unit #	Building - 3	Building - 3 Total Gross Area
1	1932.68	1970.37
2	2970.17	3028.09
Total Unit Area	4902.85	
Mec Room	95.61	
<b>Total Building Area</b>	<b>4998.46</b>	<b>4998.46</b>
Gross Up Factor	0.019500903	

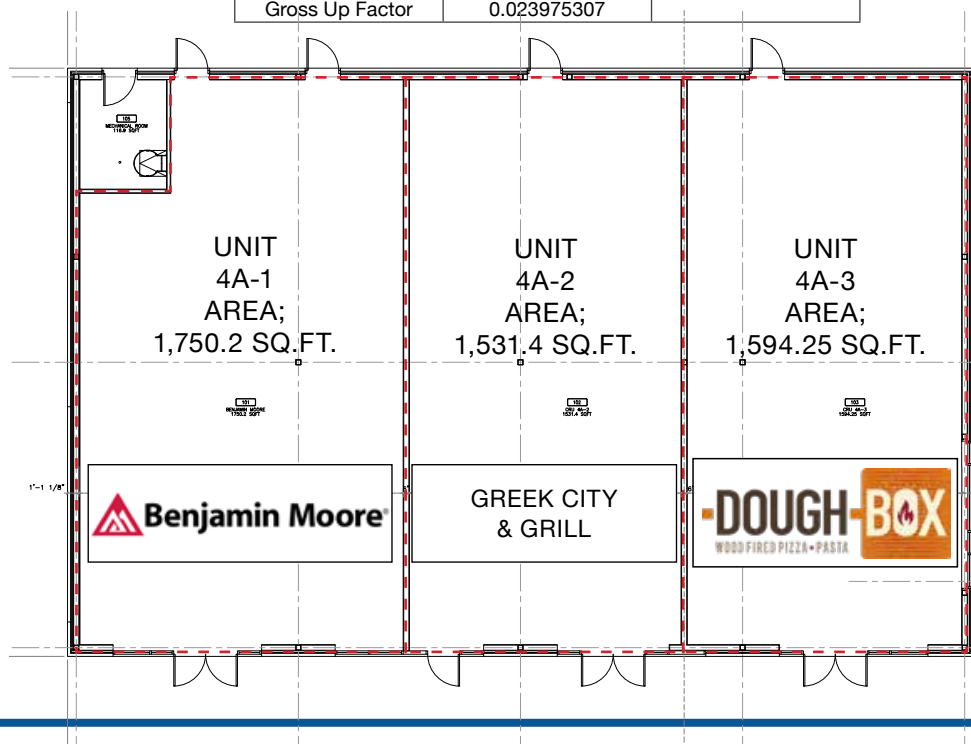


# BUILDING 4A FULLY LEASED

## UPPER CENTENNIAL PARKWAY & MUD STREET



Unit #	Building - 4	Building - 4 Total Gross Area
1	1,750.2	1,792.16
2	1,531.4	1,568.12
3	1,594.25	1,632.47
Total Unit Area		4,875.85
Mec Room		116.9
Total Building Area		4,992.75
Gross Up Factor		0.023975307

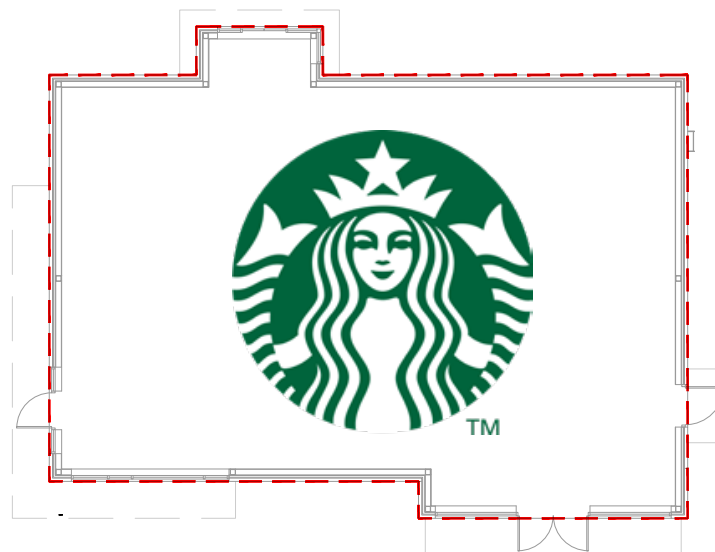


# BUILDING 4B FULLY LEASED

UPPER CENTENNIAL PARKWAY & MUD STREET

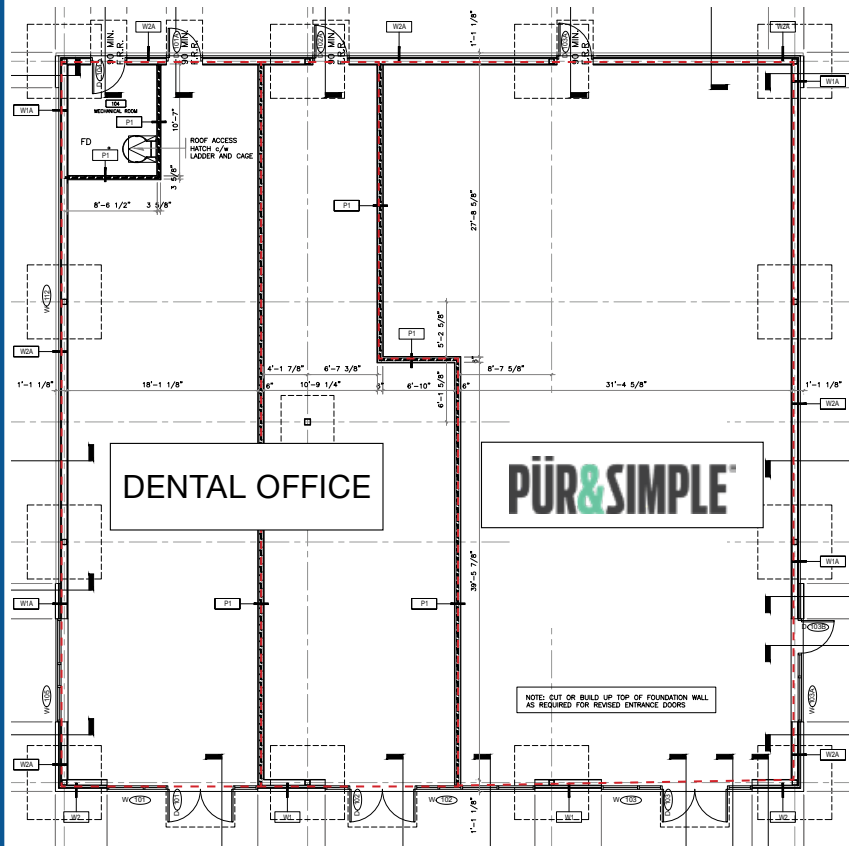


**BUILDING 4B – GROSS AREA**  
2,249.9 SQ.FT.  
209.0m<sup>2</sup>



# BUILDING 5 FULLY LEASED

## UPPER CENTENNIAL PARKWAY & MUD STREET

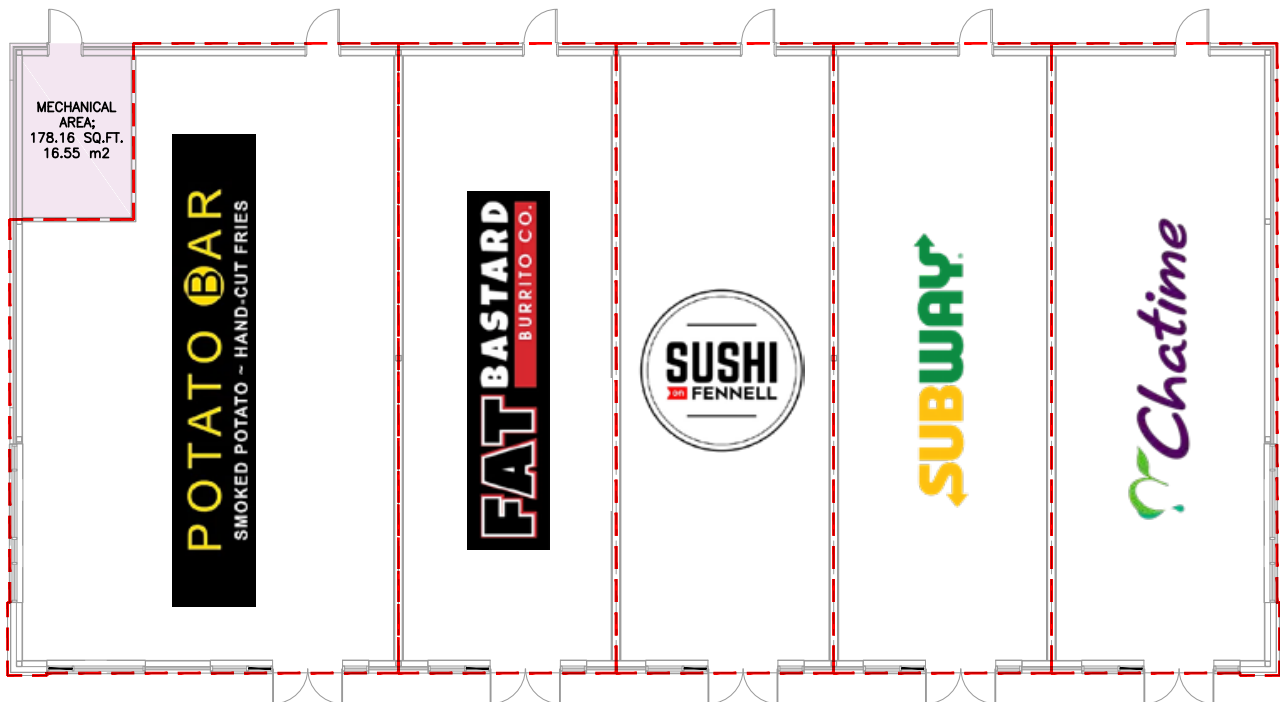


Unit #	Building - 5	Building - 5 Total Gross Area
1	1,242.69	1,272.51
2	1,087.23	1,118.32
3	2,500.76	2,560.76
Total Unit Area	4,830.68	
Mec Room	120.91	
<b>Total Building Area</b>	<b>4,951.59</b>	<b>4,951.59</b>
Gross Up Factor		



# BUILDING 6 FULLY LEASED

UPPER CENTENNIAL PARKWAY & MUD STREET



# BUILDING 8 AVAILABLE UNITS

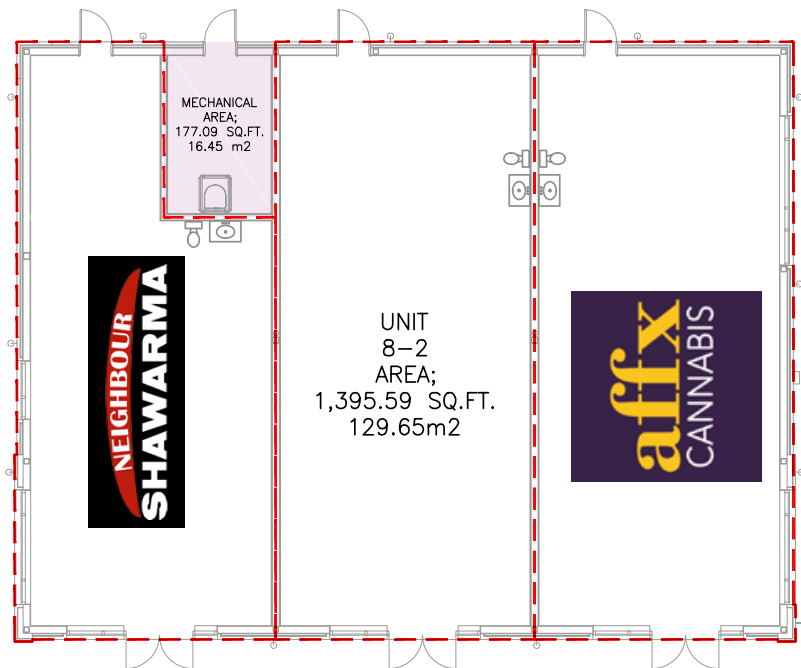
## UPPER CENTENNIAL PARKWAY & MUD STREET



BUILDING SERVICES

**BUILDING 8 – GROSS AREA**  
**4,193.27 SQ.FT.**  
**389.57m<sup>2</sup>**

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
<b>Total Building Area</b>		<b>4193.27</b>
Gross Up Factor		0.044094139



# AREA HIGHLIGHTS

## UPPER CENTENNIAL PARKWAY & MUD STREET

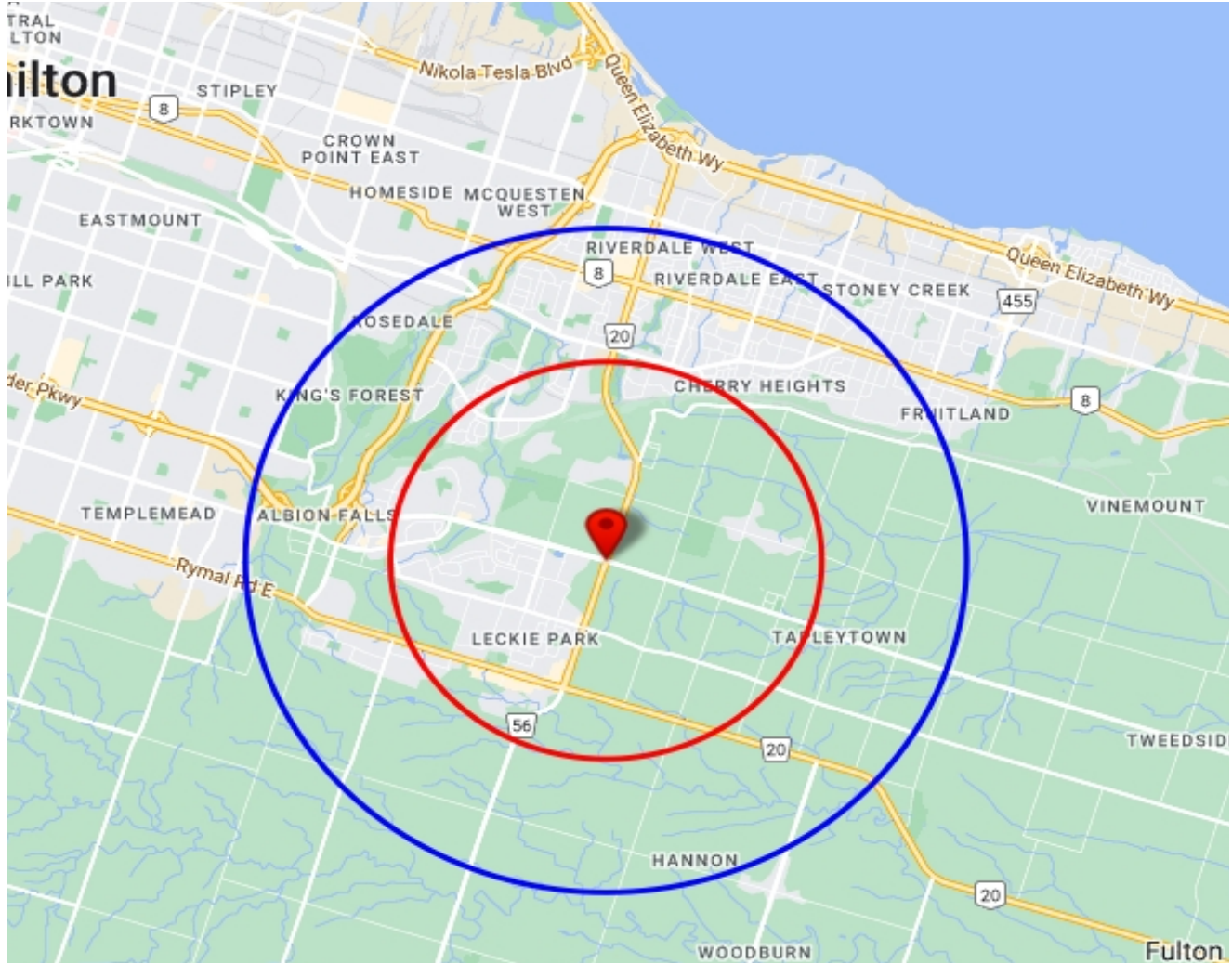


Maps are for discussion purposes only and are not warranted for accuracy.



# TRADE AREA MAP

## UPPER CENTENNIAL PARKWAY & MUD STREET



2023 Daytime Population	Upper Centennial Pkwy & Mud St W, Hamilton, ON L8J 0 - 3 km		Upper Centennial Pkwy & Mud St W, Hamilton, ON L8J 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>36,065</b>		<b>96,944</b>	
<b>Total Daytime Population</b>	<b>22,985</b>		<b>73,187</b>	
Daytime Population at Home	17,388	75.6%	50,434	68.9%
0 to 14 years	6,716	29.2%	16,310	22.3%
15 to 64 years	6,459	28.1%	17,885	24.4%
65 years and over	4,214	18.3%	16,239	22.2%
Daytime Population at Work	6,010	26.1%	23,592	32.2%
Work At Usual Place	4,254	18.5%	18,101	24.7%
Work Mobile	645	2.8%	2,742	3.7%
Work At Home	1,112	4.8%	2,749	3.8%

# DEMOGRAPHICS SNAPSHOT

## UPPER CENTENNIAL PARKWAY & MUD STREET

2023 Demographic Snapshot	Upper Centennial Pkwy & Mud St W, Hamilton, ON L8J 0 - 3 km		Upper Centennial Pkwy & Mud St W, Hamilton, ON L8J 0 - 5 km	
		%		%
<b>Total Population</b>				
2018 estimated	31,841		88,153	
2023 estimated	36,065		96,944	
2028 Projected	39,656		106,592	
% Pop. Change (2018-2023)	13.3%		10.0%	
% Pop. Change (2023-2028)	10.0%		10.0%	
<b>2023 Total Population by Age</b>	<b>36,065</b>		<b>96,944</b>	
0 to 4 years	2,142	5.9%	5,236	5.4%
5 to 19 years	6,781	18.8%	16,408	16.9%
20 to 24 years	2,351	6.5%	5,638	5.8%
25 to 34 years	5,000	13.9%	13,135	13.5%
35 to 44 years	5,498	15.2%	13,608	14.0%
45 to 54 years	4,615	12.8%	11,652	12.0%
55 to 64 years	4,413	12.2%	12,437	12.8%
65 to 74 years	3,257	9.0%	10,228	10.6%
75 years & over	2,009	6%	8,604	9%
<b>Median Age</b>	38.1		40.7	
<b>2023 Total Census Families</b>	<b>9,746</b>		<b>26,368</b>	
Average Persons Per Family	3.3		3.1	
Total Couples	8,084	82.9%	21,314	80.8%
Without children at home	2,876	29.5%	8,914	33.8%
With children at home	5,207	53.4%	12,400	47.0%
Lone-parent families	1,663	17.1%	5,055	19.2%
Children Per Census Family	1.3		1.2	
<b>2023 Educational Attainment (15 years+)</b>	<b>28,949</b>		<b>80,014</b>	
Less than a bachelor degree	22,474	77.6%	64,833	81.0%
Bachelor degree & higher	6,475	22.4%	15,181	19.0%
<b>2023 Households</b>	<b>11,876</b>		<b>36,019</b>	
Persons per household	3.00		2.67	
Average household income	\$ 131,954		\$ 111,926	
<b>2023 Occupied Dwellings</b>	<b>11,876</b>		<b>36,019</b>	
Owned dwellings	9,258	78.0%	24,256	67.3%
Rented dwellings	2,618	22.0%	11,763	32.7%
Dominant building type	Houses		Houses	