

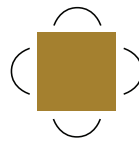
# RETAIL SPACE FOR LEASE

160 CENTENNIAL PARKWAY NORTH,  
STONE CREEK, ONTARIO



## Len Goudy

Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
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**Goudy Real Estate Corp.**  
Real Estate Brokerage  
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# AREA & UNIT DETAILS

## 160 CENTENNIAL PARKWAY NORTH



Position your business at the high-visibility corner of Centennial Pkwy N & Violet Dr. This plaza is strategically located in a high-growth corridor, directly benefiting from the Eastgate Square redevelopment and the future Hamilton LRT terminus.

### LOCATION HIGHLIGHTS:

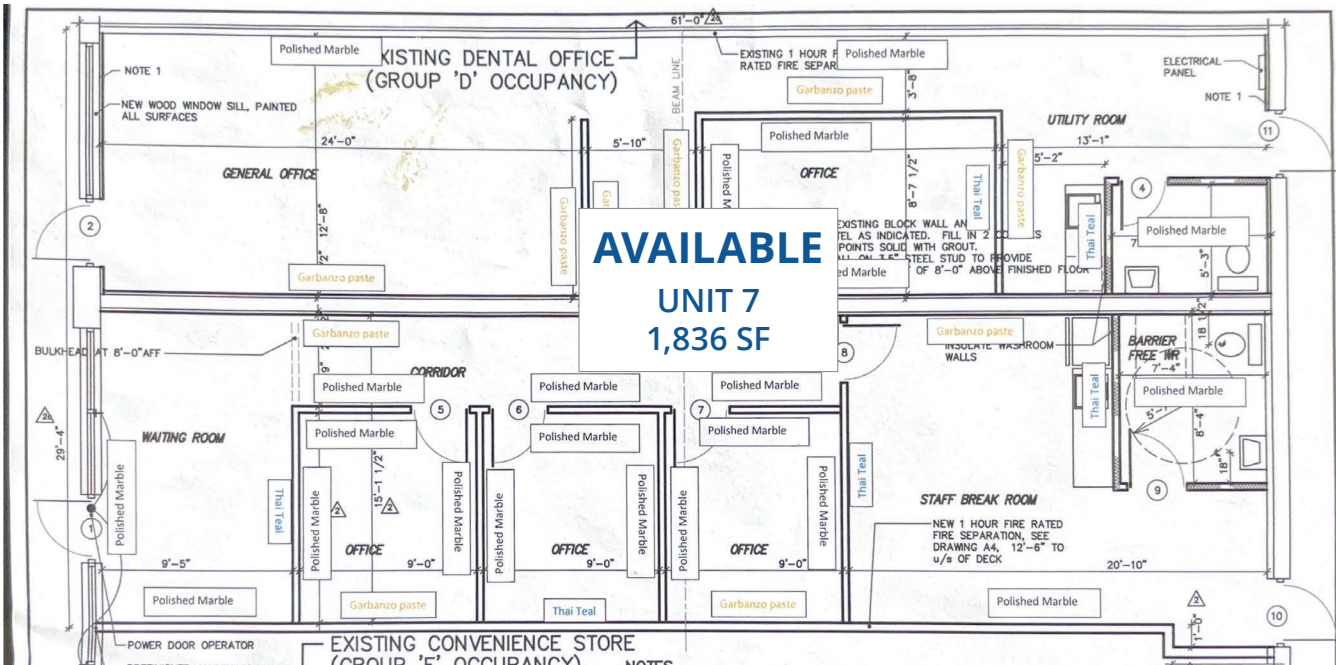
- **High-Traffic Corner:** 24,000+ vehicles daily at Centennial & Violet Dr.
- **Massive Growth:** Adjacent to proposed Eastgate Square & Parkway Plaza redevelopments (5,300+ total units planned).
- **Transit-Linked:** 1.2 km to QEW; Confederation GO Station close by.
- **Future LRT:** Steps from the planned Hamilton LRT Eastern Terminus.

### AVAILABLE UNITS:

- **Unit 1:** 1,164 SF
- **Unit 7:** 1,836 SF



# FLOOR PLAN UNIT 7 160 CENTENNIAL PARKWAY NORTH

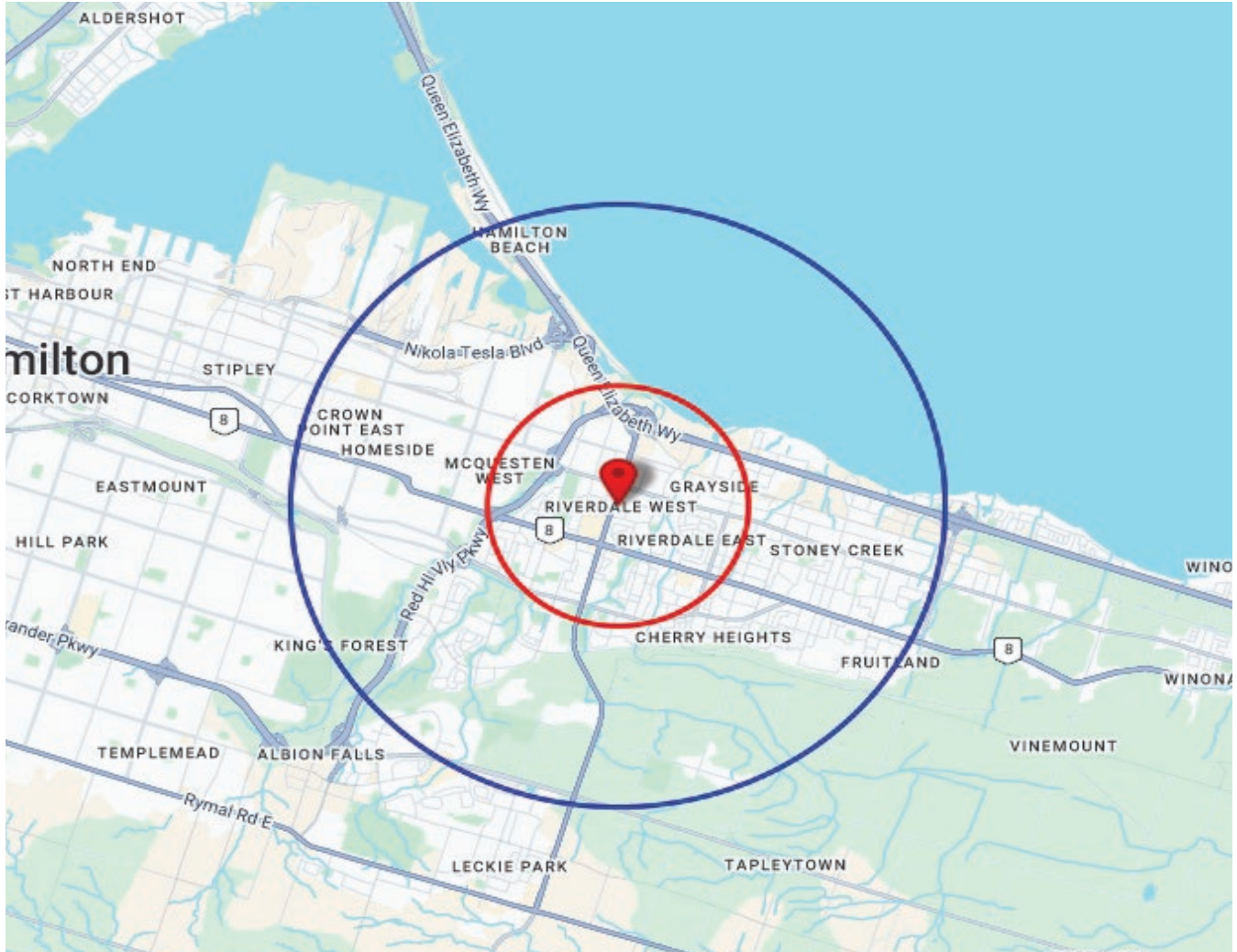


## AVAILABLE UNIT DETAILS:

|               |                    |
|---------------|--------------------|
| <b>UNIT 7</b> | 1,836 Sq. Ft.      |
| <b>RENT</b>   | \$35.00 PSF PA NET |
| <b>TMI</b>    | \$16.04 PSF PA     |

# TRADE AREA MAP

## 160 CENTENNIAL PARKWAY NORTH



| 2025 Daytime Population           | 160 Centennial Pkwy N,<br>Hamilton, ON L8E 1H9<br>0 - 2 km |       | 160 Centennial Pkwy N,<br>Hamilton, ON L8E 1H9<br>0 - 5 km |       |
|-----------------------------------|--|-------|--|-------|
|                                   |  | %     |  | %     |
| <b>Total Estimated Population</b> | <b>31,915</b>  |       | <b>129,665</b>   |       |
| <b>Total Daytime Population</b>   | <b>36,490</b>  |       | <b>127,001</b>   |       |
| Daytime Population at Home        | 17,922   | 49.1% | 66,671   | 52.5% |
| 0 to 14 years                     | 4,702  | 12.9% | 19,660   | 15.5% |
| 15 to 64 years                    | 6,499  | 17.8% | 24,636   | 19.4% |
| 65 years and over                 | 6,721  | 18.4% | 22,374   | 17.6% |
| Daytime Population at Work        | 18,923   | 51.9% | 60,650   | 47.8% |
| Work At Usual Place               | 14,239   | 39.0% | 43,261   | 34.1% |
| Work Mobile                       | 2,726  | 7.5%  | 7,849  | 6.2%  |
| Work At Home                      | 1,958  | 5.4%  | 9,541  | 7.5%  |

# DEMOGRAPHICS SNAPSHOT

## 160 CENTENNIAL PARKWAY NORTH

| 2025 Demographic Snapshot                      | 160 Centennial Pkwy N,<br>Hamilton, ON L8E 1H9<br>0 - 2 km |       | 160 Centennial Pkwy N,<br>Hamilton, ON L8E 1H9<br>0 - 5 km |       |
|--|--|-------|--|-------|
|  |  | %     |  | %     |
| <b>Total Population</b>                        |  |       |  |       |
| 2020 estimated                                 | 30,572   |       | 121,766  |       |
| 2025 estimated                                 | 31,915   |       | 129,665  |       |
| 2030 Projected                                 | 33,429   |       | 135,495  |       |
| % Pop. Change (2020-2025)                      | 4.4%   |       | 6.5%   |       |
| % Pop. Change (2025-2030)                      | 4.7%   |       | 4.5%   |       |
| <b>2025 Total Population by Age</b>            | <b>31,915</b>  |       | <b>129,665</b>   |       |
| 0 to 4 years                                   | 1,544  | 4.8%  | 6,623  | 5.1%  |
| 5 to 19 years                                  | 4,722  | 14.8% | 19,415   | 15.0% |
| 20 to 24 years                                 | 1,805  | 5.7%  | 7,234  | 5.6%  |
| 25 to 34 years                                 | 4,526  | 14.2% | 19,992   | 15.4% |
| 35 to 44 years                                 | 4,188  | 13.1% | 19,355   | 14.9% |
| 45 to 54 years                                 | 3,454  | 10.8% | 14,457   | 11.1% |
| 55 to 64 years                                 | 4,091  | 12.8% | 16,677   | 12.9% |
| 65 to 74 years                                 | 3,824  | 12.0% | 14,190   | 10.9% |
| 75 years & over                                | 3,761  | 12%   | 11,720   | 9%    |
| <b>Median Age</b>                              | 42.9   |       | 40.6   |       |
| <b>2025 Total Census Families</b>              | <b>7,809</b>   |       | <b>33,773</b>  |       |
| Average Persons Per Family                     | 3.0  |       | 3.0  |       |
| Total Couples                                  | 5,804  | 74.3% | 26,122   | 77.3% |
| Without children at home                       | 2,770  | 35.5% | 12,145   | 36.0% |
| With children at home                          | 3,034  | 38.9% | 13,978   | 41.4% |
| Lone-parent families                           | 2,005  | 25.7% | 7,651  | 22.7% |
| Children Per Census Family                     | 1.2  |       | 1.1  |       |
| <b>2025 Educational Attainment (15 years+)</b> | <b>26,788</b>  |       | <b>109,326</b>   |       |
| Less than a bachelor degree                    | 22,690   | 84.7% | 88,405   | 80.9% |
| Bachelor degree & higher                       | 4,098  | 15.3% | 20,921   | 19.1% |
| <b>2025 Households</b>                         | <b>13,283</b>  |       | <b>51,466</b>  |       |
| Persons per household                          | 2.37   |       | 2.51   |       |
| Average household income                       | \$ 89,890  |       | \$ 110,189   |       |
| <b>2025 Occupied Dwellings</b>                 | <b>13,283</b>  |       | <b>51,466</b>  |       |
| Owned dwellings                                | 5,730  | 43.1% | 33,186   | 64.5% |
| Rented dwellings                               | 7,554  | 56.9% | 18,279   | 35.5% |

# DEMOGRAPHICS

## 160 CENTENNIAL PARKWAY NORTH

| 2025 Estimates<br>Visible Minority                          | 160 Centennial Pkwy N,<br>Hamilton, ON L8E 1H9<br>0 - 2 km |              | 160 Centennial Pkwy N,<br>Hamilton, ON L8E 1H9<br>0 - 5 km |              |
|---|--|--------------|--|--------------|
|   |  | %            |  | %            |
| <b>2025 Household Population by visible minority groups</b> | <b>31,460</b>  | <b>%base</b> | <b>128,986</b>   | <b>%base</b> |
| Total visible minority population                           | 9,555  | 30.4%        | 31,124   | 24.1%        |
| Chinese   | 192  | 0.6%         | 715  | 0.6%         |
| South Asian   | 3,521  | 11.2%        | 10,331   | 8.0%         |
| Black   | 1,602  | 5.1%         | 6,311  | 4.9%         |
| Filipino  | 435  | 1.4%         | 2,396  | 1.9%         |
| Latin American  | 658  | 2.1%         | 2,952  | 2.3%         |
| Southeast Asian   | 1,177  | 3.7%         | 2,521  | 2.0%         |
| Arab  | 1,351  | 4.3%         | 3,014  | 2.3%         |
| West Asian  | 249  | 0.8%         | 906  | 0.7%         |
| Korean  | 11   | 0.0%         | 225  | 0.2%         |
| Japanese  | 19   | 0.1%         | 104  | 0.1%         |
| Visible minority, n.i.e.                                    | 123  | 0.4%         | 613  | 0.5%         |
| Multiple visible minorities                                 | 219  | 0.7%         | 1,035  | 0.8%         |
| Not a visible minority                                      | 21,904   | 69.6%        | 97,862   | 75.9%        |

| 2028 Projections<br>Visible Minority                        | 160 Centennial Pkwy N,<br>Hamilton, ON L8E 1H9<br>0 - 2 km |              | 160 Centennial Pkwy N,<br>Hamilton, ON L8E 1H9<br>0 - 5 km |              |
|---|--|--------------|--|--------------|
|   |  | %            |  | %            |
| <b>2028 Household Population by visible minority groups</b> | <b>32,244</b>  | <b>%base</b> | <b>132,008</b>   | <b>%base</b> |
| Total visible minority population                           | 10,267   | 31.8%        | 33,709   | 25.5%        |
| Chinese   | 203  | 0.6%         | 763  | 0.6%         |
| South Asian   | 3,791  | 11.8%        | 11,310   | 8.6%         |
| Black   | 1,715  | 5.3%         | 6,689  | 5.1%         |
| Filipino  | 468  | 1.5%         | 2,599  | 2.0%         |
| Latin American  | 710  | 2.2%         | 3,224  | 2.4%         |
| Southeast Asian   | 1,240  | 3.8%         | 2,676  | 2.0%         |
| Arab  | 1,467  | 4.6%         | 3,336  | 2.5%         |
| West Asian  | 282  | 0.9%         | 1,046  | 0.8%         |
| Korean  | 13   | 0.0%         | 233  | 0.2%         |
| Japanese  | 20   | 0.1%         | 109  | 0.1%         |
| Visible minority, n.i.e.                                    | 128  | 0.4%         | 635  | 0.5%         |
| Multiple visible minorities                                 | 229  | 0.7%         | 1,090  | 0.8%         |
| Not a visible minority                                      | 21,978   | 68.2%        | 98,299   | 74.5%        |