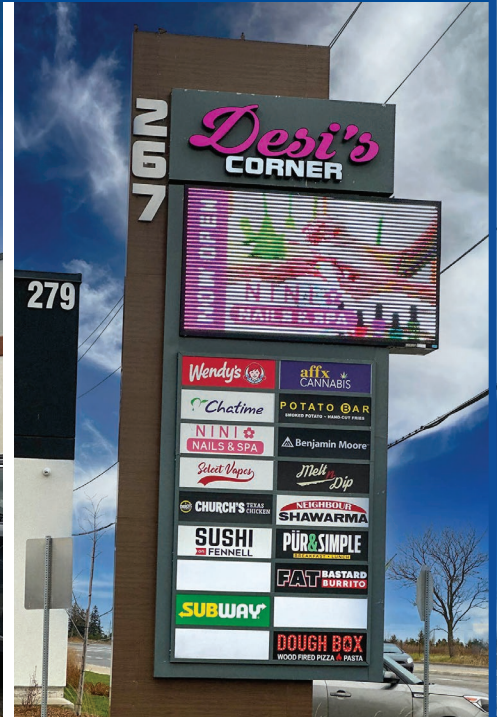


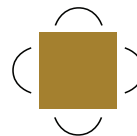
RETAIL SPACE FOR LEASE

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



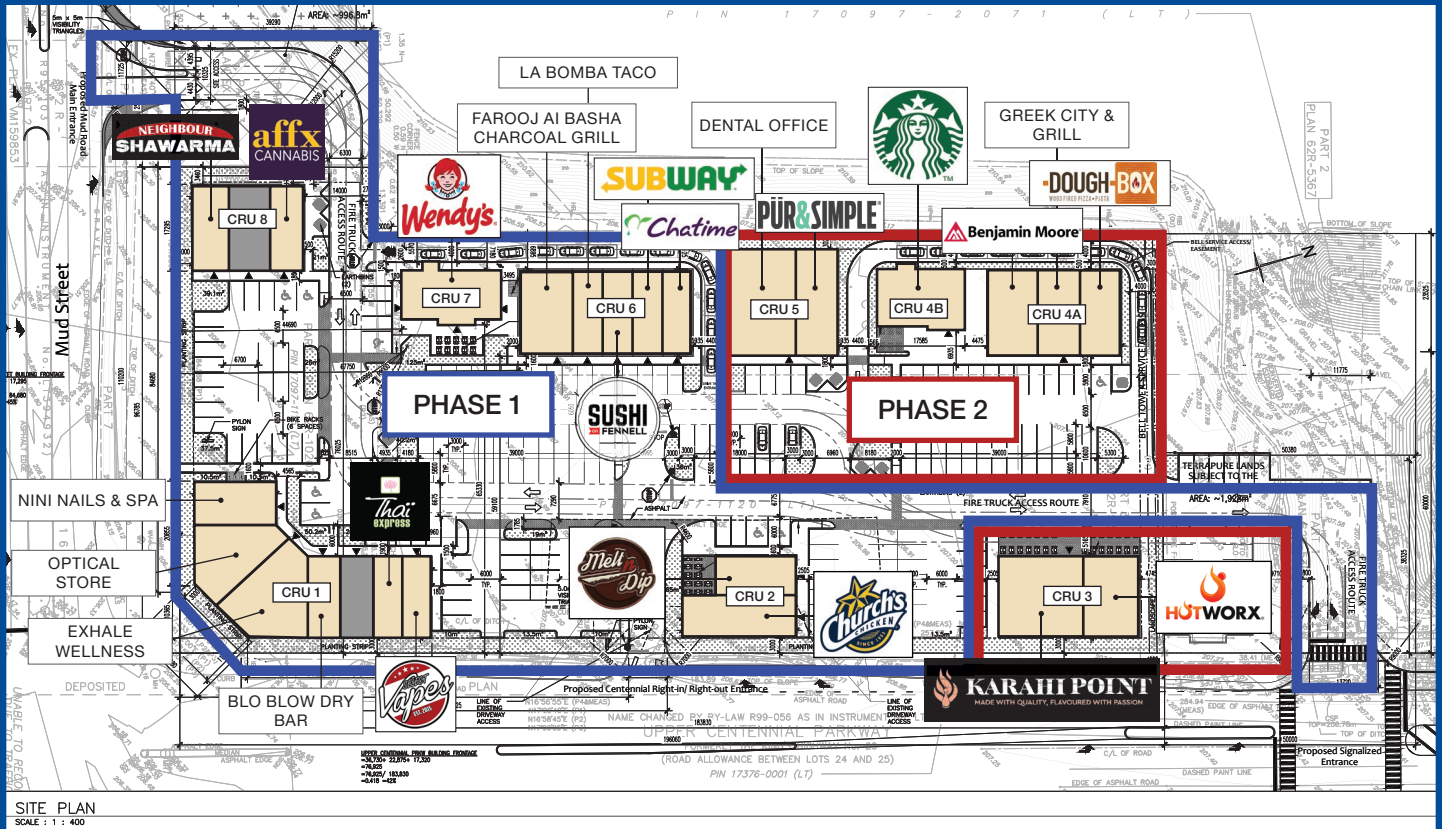
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

14 Bigwood Court, Toronto, ON M1H 1Z9 | (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 The property may be withdrawn from the market at any time without notice.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

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

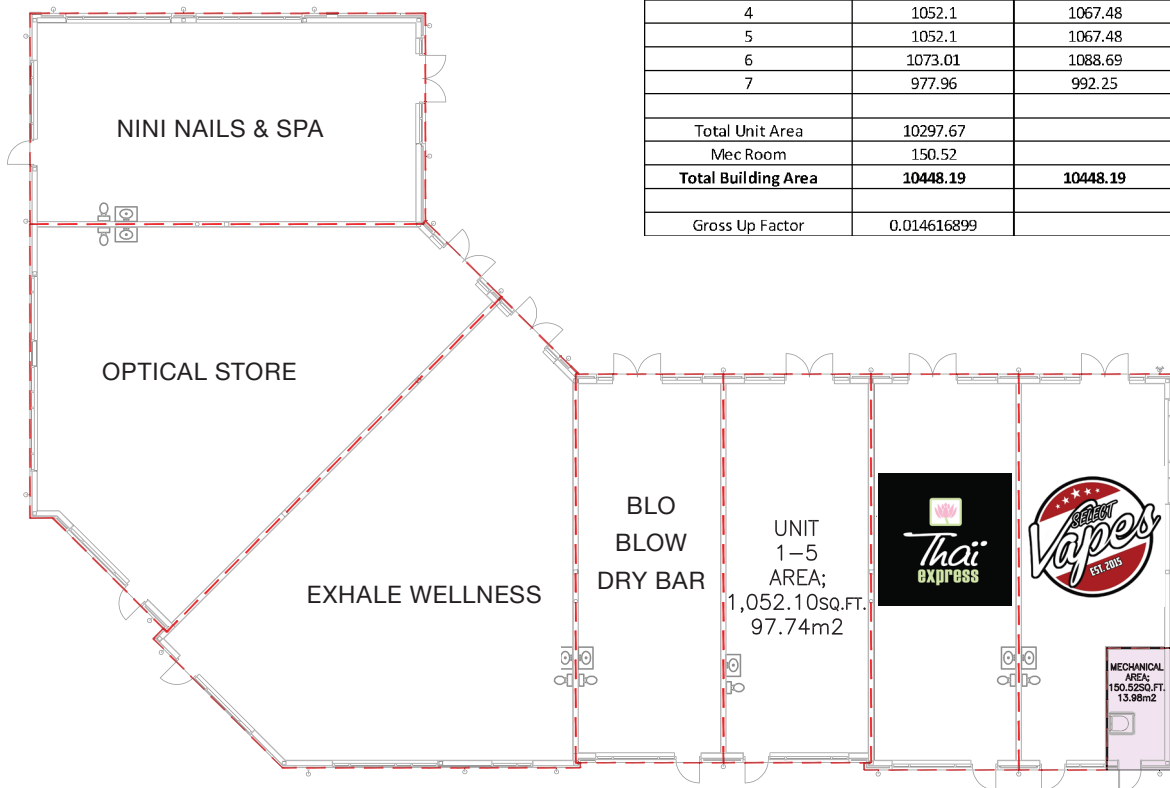
DESI'S CORNER



 BUILDING SERVICES

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

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
Gross Up Factor		0.014616899



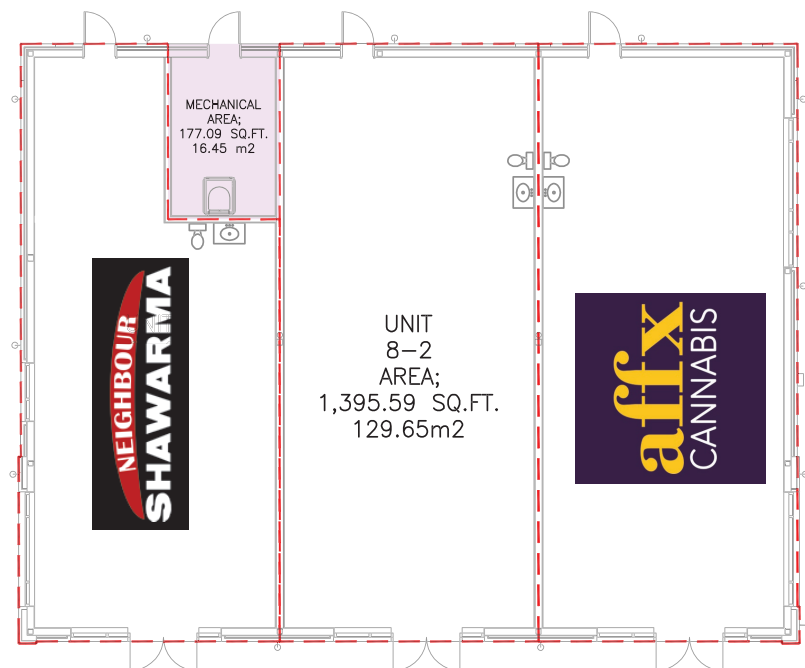
BUILDING 8 AVAILABLE UNIT DESI'S CORNER



 BUILDING SERVICES

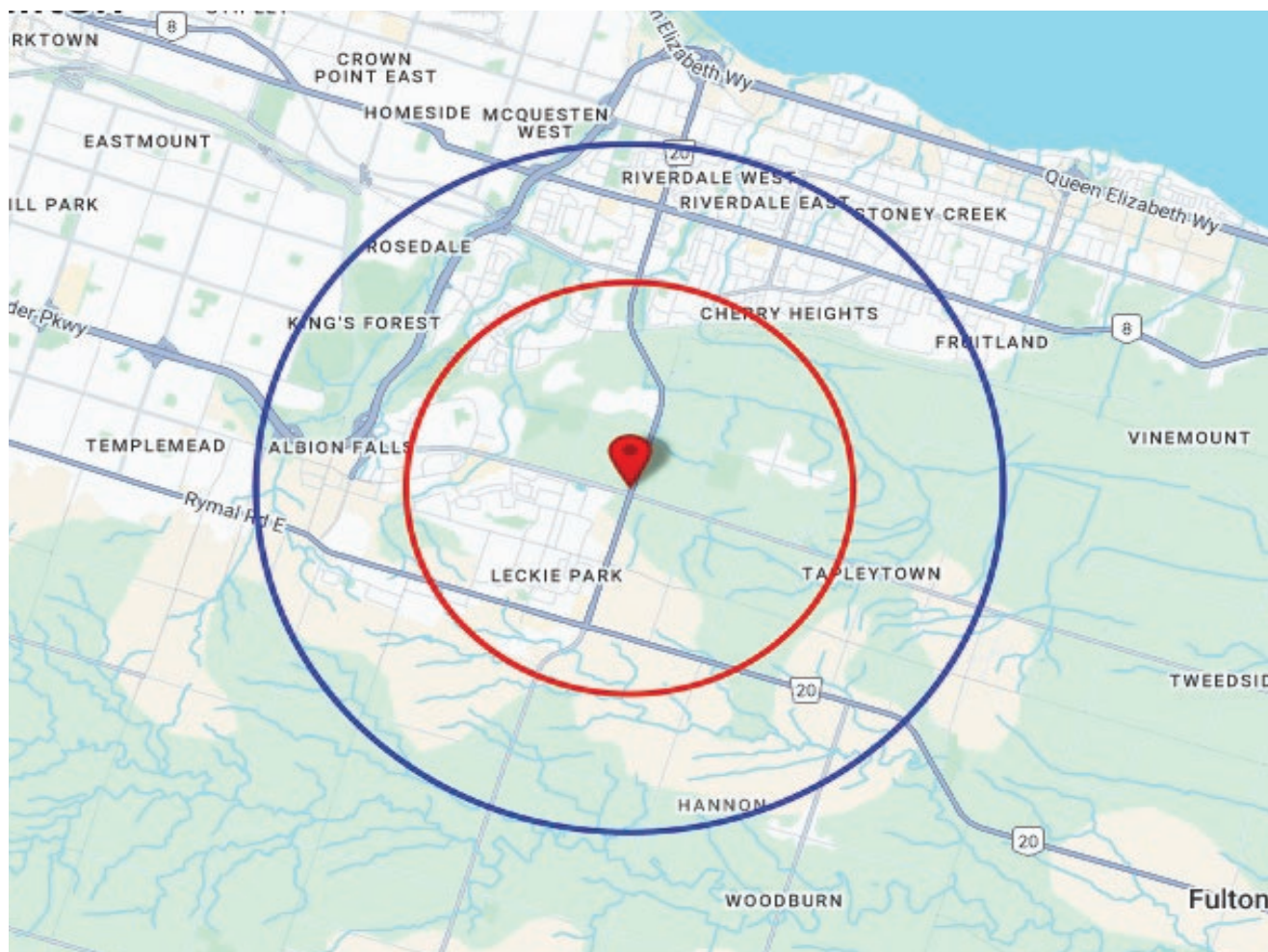
BUILDING 8 – GROSS AREA
4,193.27 SQ.FT.
389.57m²

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 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