



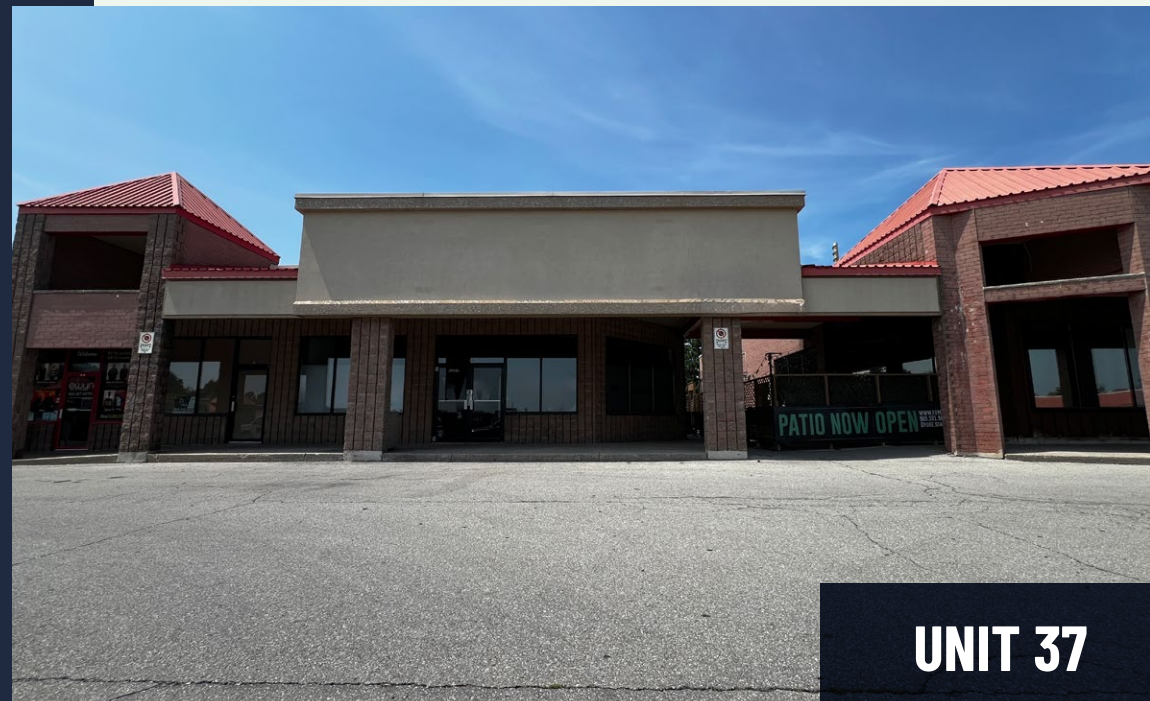
1070 Stone Church Rd E | Hamilton
RETAIL SPACE FOR LEASE

CBRE

PROPERTY OVERVIEW

Retail Units	UNIT 36	UNIT 37
Unit Size	4,182 Sq. Ft.	2,671 Sq. Ft.
Net Rent	\$24.00 Per Sq. Ft.	LEASED \$25.00 Per Sq. Ft.
TMI (2025)	\$8.50 Per Sq. Ft.	
Possession Date	Immediate	

- Prime retail space at the high-traffic intersection of Stone Church Rd E and Upper Ottawa St
- Exceptional visibility with strong traffic counts and excellent exposure in a well-established area
- Versatile opportunity ideal for retail, dining, or service-oriented businesses
- Ample surface parking ensuring convenient customer access
- Surrounded by national tenants including Circle K, Dollar Tree, Goodlife Fitness, and Dairy Queen



SITE PLAN

STONE CHURCH ROAD EAST

TUNBRIDGE CRESENT

UPPER OTTAWA STREET

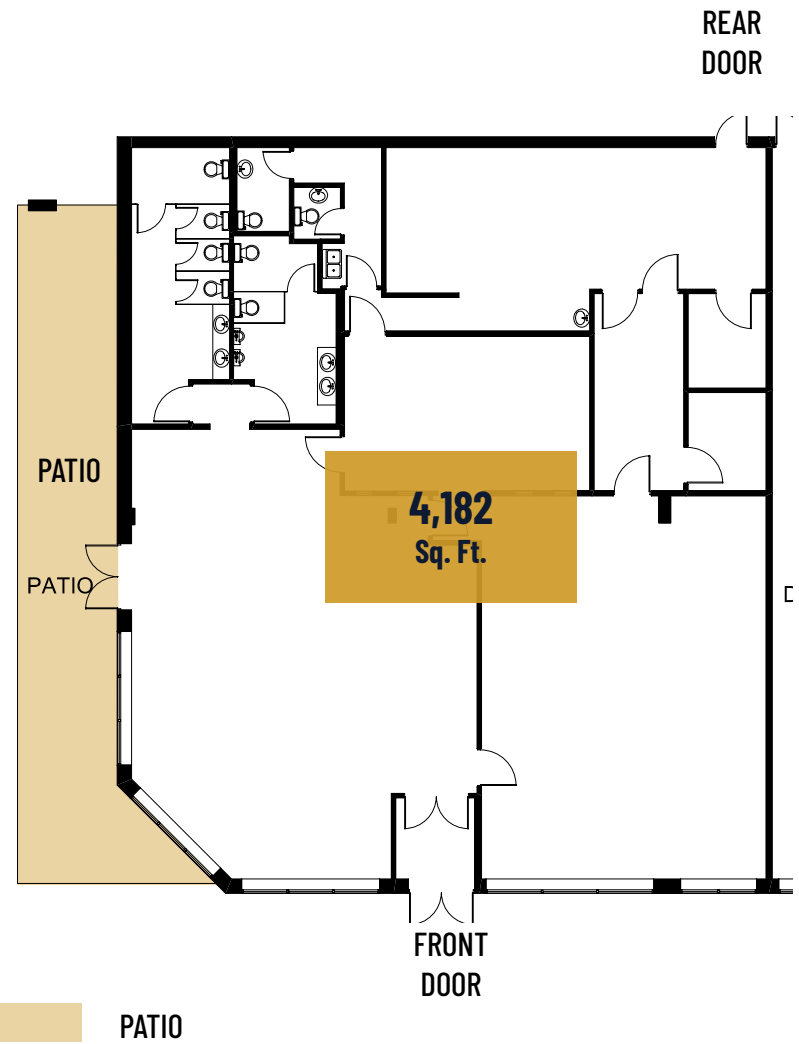


- UNIT 36
- UNIT 37

TUNBRIDGE CRESENT

FLOOR PLAN

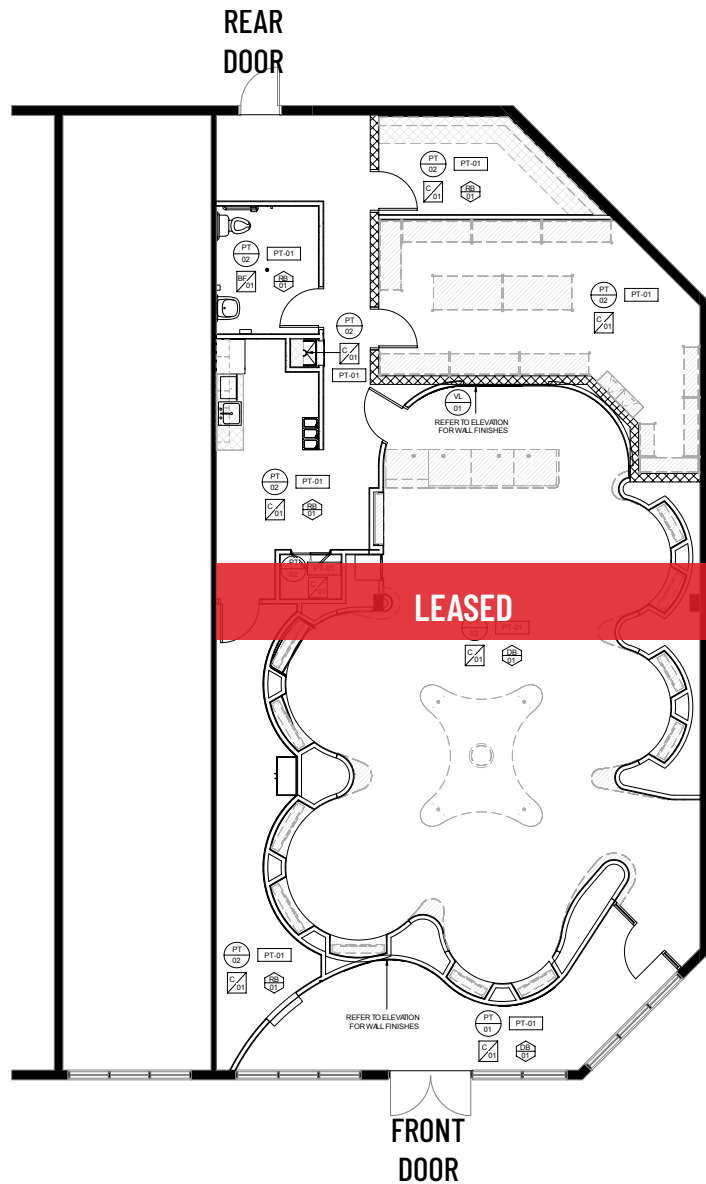
UNIT 36



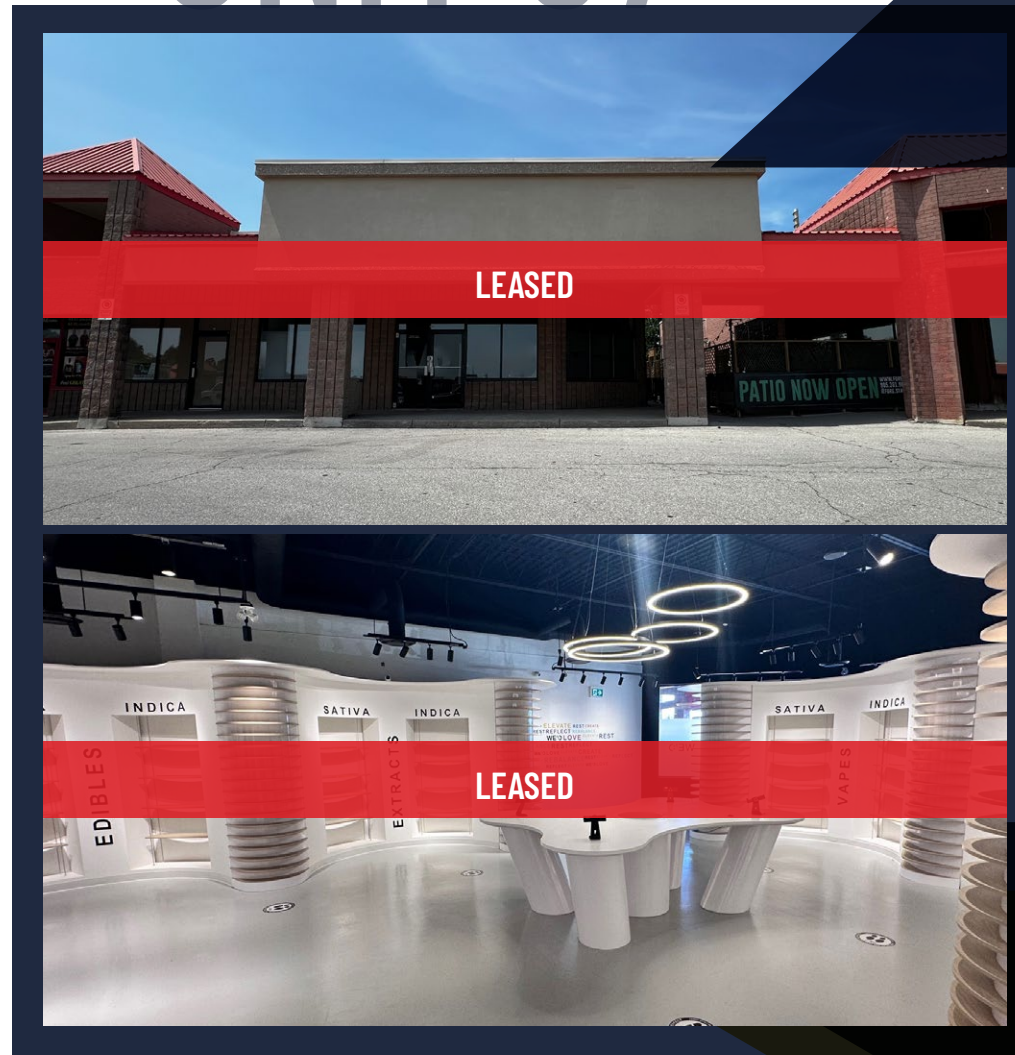
UNIT 36 INTERIOR



FLOOR PLAN



UNIT 37



LOCATION & AMENITIES



DAILY TRAFFIC COUNT

17,446

Stone Church Road East

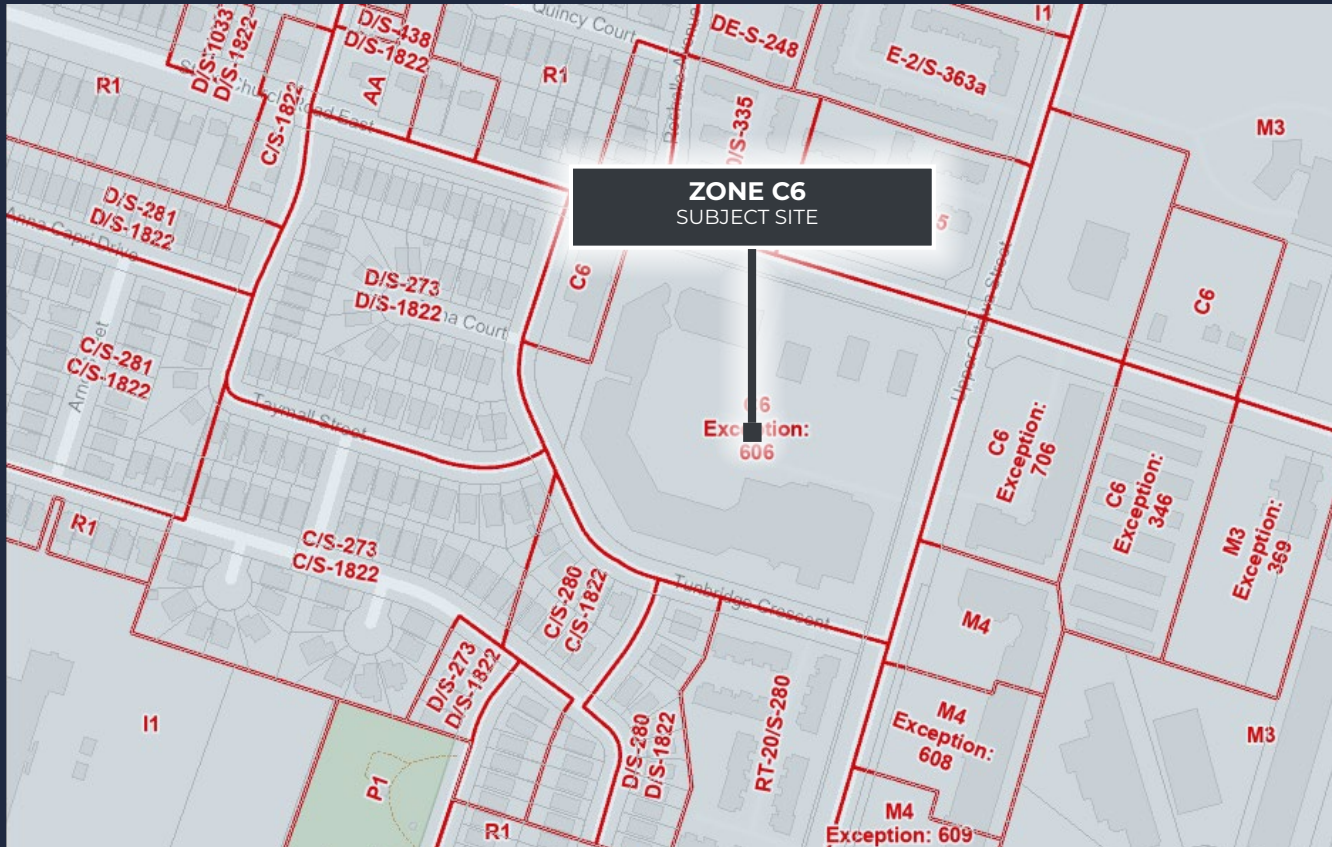
Randall Park
Lincoln Alexander School
St. Teresa of Calcutta Catholic Elementary School
Mountain Nursery School

Stone Church Rd E

Upper Ottawa St



ZONING & PERMITTED USES



CLICK TO VIEW
ZONE C6
 PERMITTED USES

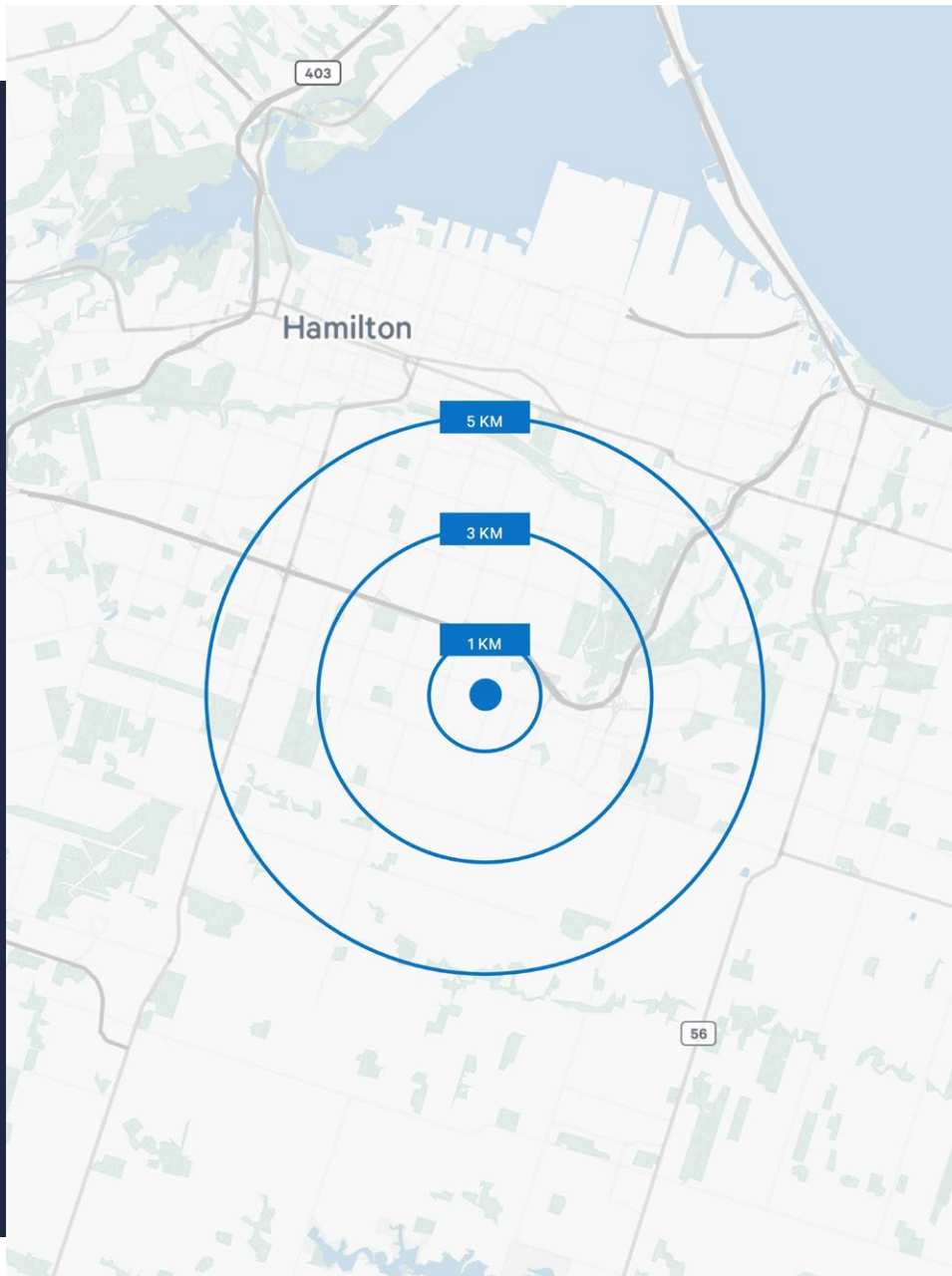
CLICK TO VIEW
CITY OF HAMILTON
 ZONING DEFINITIONS





PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:

- Artist Studio
- Beverage Making Establishment
- Catering Service
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Commercial School
- Communications Establishment
- Community Garden
- Conference or Convention Centre
- Craftsperson Shop
- Day Nursery
- Dwelling Unit, Mixed Use
- Financial Establishment
- Funeral Home
- Hotel
- Laboratory
- Medical Clinic
- Microbrewery
- Motor Vehicle Gas Bar
- Motor Vehicle Rental Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Office
- Personal Service
- Place of Assembly
- Repair Service
- Restaurant
- Retail
- Social Services Establishment
- Transportation Depot
- Urban Farm
- Urban Farmers Market
- Veterinary Service

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

DEMOGRAPHICS



	1KM	3KM	5KM
 TOTAL POPULATION 2024	8,813	62,797	172,065
 POPULATION GROWTH 2024-2029	4.4%	6.1%	5.9%
 DAYTIME POPULATION 2024	8,526	57,026	140,862
 HOUSEHOLD INCOME 2024	\$120,655	\$118,501	\$116,386

CO-TENANTS



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