



New Retail Development

Mud Street W, & First Road W, Stoney Creek

**PRE-LEASING OVER 134,000 SQUARE FEET OF NEW RETAIL
BUILD TO SUIT OPPORTUNITIES**

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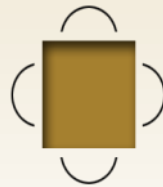
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Commercial Real Estate Sales & Leasing

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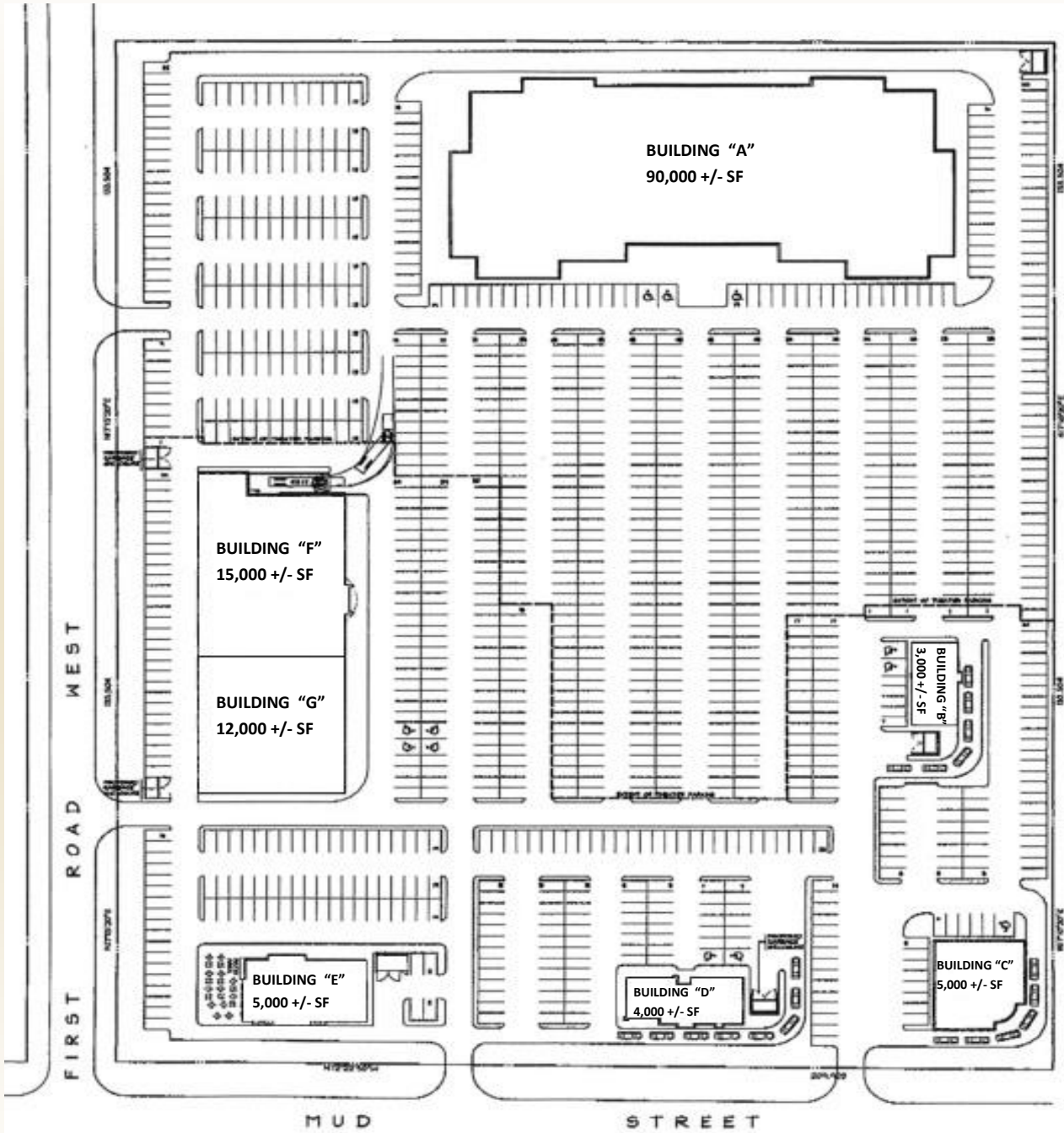
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Mud St. W & First Rd W, Stoney Creek

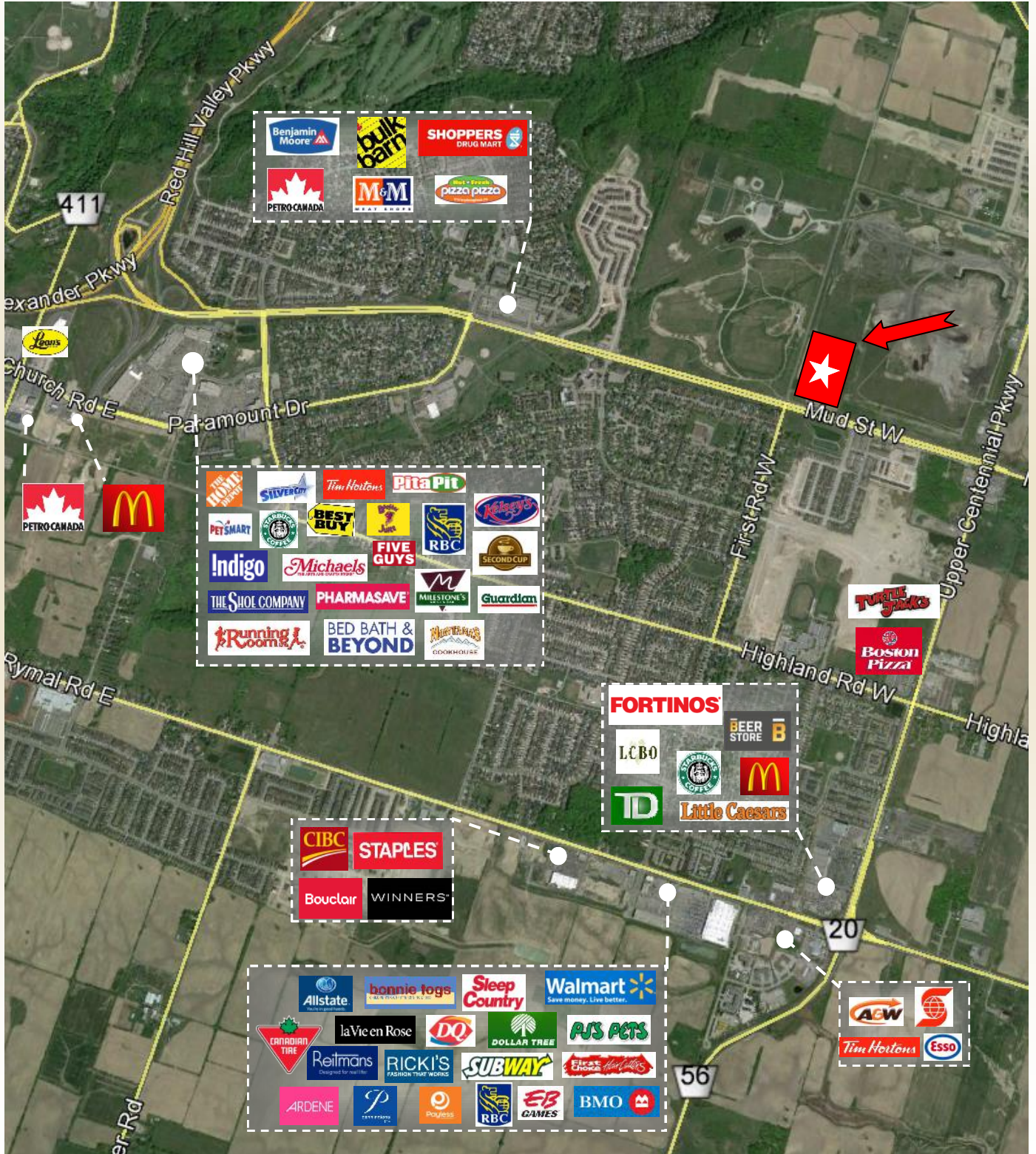
Site Plan



UNIT	SIZE	COMMENTS	UNIT	SIZE	COMMENTS
Building "A"	90,000 +/- S.F.	Can be subdivided	Building "E"	5,000 +/- S.F.	Can be subdivided
Building "B"	3,000 +/- S.F.	Drive-thru opportunity	Building "F"	15,000 +/- S.F.	Can be subdivided
Building "C"	5,000 +/- S.F.	Drive-thru opportunity	Building "G"	12,000 +/- S.F.	Can be subdivided
Building "D"	4,000 +/- S.F.	Drive-thru opportunity			

Mud St. W & First Rd W, Stoney Creek

Aerial



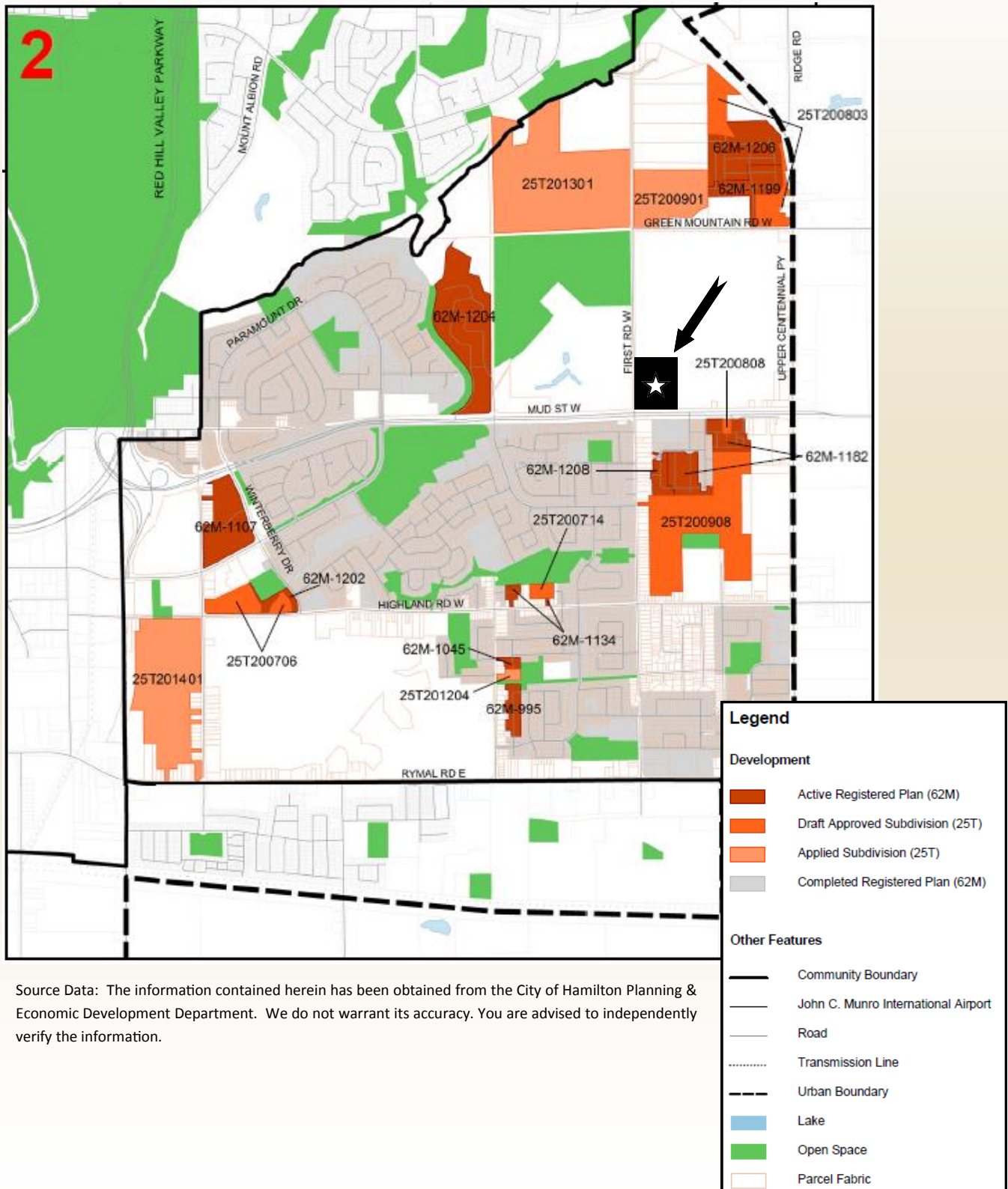
Mud St. W & First Rd W, Stoney Creek

Demographics

2013 Demographic Snapshot	Mud St W & 1st Rd W, Hamilton, ON 2 kilometer ring		Mud St W & 1st Rd W, Hamilton, ON 5 kilometer ring	
		%		%
Total Population				
2008 estimated	16,556		93,520	
2013 estimated	17,737		96,169	
2018 projected	19,647		100,103	
% Pop. Change (2008-2013)	7.1%		2.8%	
% Pop. Change (2013-2018)	10.8%		4.1%	
2013 Total Population by Age	17,737		96,169	
0 to 4 years	921	5.2%	4,938	5.1%
5 to 19 years	3,675	20.7%	16,668	17.3%
20 to 24 years	1,490	8.4%	6,956	7.2%
25 to 34 years	2,288	12.9%	12,446	12.9%
35 to 44 years	2,384	13.4%	11,962	12.4%
45 to 54 years	2,900	16.3%	14,374	14.9%
55 to 64 years	2,187	12.3%	12,263	12.8%
65 to 74 years	1,105	6.2%	8,583	8.9%
75 years & over	786	4%	7,978	8%
Median Age	37.2		41.1	
2013 Total Census Families	4,795		26,508	
Average Persons Per Family	3.2		3.0	
Total Couples	4,092	85.3%	21,489	81.1%
Without children at home	1,375	28.7%	9,139	34.5%
With children at home	2,717	56.7%	12,349	46.6%
Lone-parent families	703	14.7%	5,020	18.9%
Children Per Census Family	1.3		1.1	
2013 Educational Attainment (15 years+)	14,284		80,063	
Less than a bachelor degree	12,158	85.1%	70,067	87.5%
Bachelor degree & higher	2,126	14.9%	9,996	12.5%
2013 Households	5,800		37,561	
Persons per household	3.01		2.54	
Average household income	\$ 101,858		\$ 76,937	
2013 Occupied Dwellings	5,800		37,561	
Owned dwellings	4,783	82.5%	24,550	65.4%
Rented dwellings	1,017	17.5%	13,011	34.6%
Dominant building type	Houses		Houses	
Dominant period of construction	1971-1980		1971-1980	

Mud St. W & First Rd W, Stoney Creek

Urban Residential Developments as of December 31, 2014



Source Data: The information contained herein has been obtained from the City of Hamilton Planning & Economic Development Department. We do not warrant its accuracy. You are advised to independently verify the information.

Mud St. W & First Rd W, Stoney Creek

Urban Residential Developments as of December 31, 2014

Stoney Creek Urban Residential Developments as of December 31, 2014

Subdivisions By Dwelling Type						
Number	Name	Single Detached	Semi-Detached	Townhouse	Apartment	Total
Pending						
25T200901	Red Hill Developments	155	0	157	0	312
25T201110	Waves	20	0	0	0	20
25T201204	Hampshire Court Extension	13	0	0	0	13
25T201301	Red Hill, Ph.2	324	0	36	191	551
25T201401	1831 Rymal Road East (Highland Road)	76	0	732	0	808
Total Pending Subdivision Units		588	0	925	191	1,704
Draft Approved						
25T200706	Stoneywood Park	44	0	67	0	111
25T200714	Carlson Street Extension	20	0	0	0	20
25T200803	Victory Ridge	30	0	90	0	120
25T200808	Penny Lane Estates	0	0	15	0	15
25T200908	198 First Road West (Paletta Lands)	86	102	233	253	674
25T201107	Foothills of Winona, Ph.2	11	12	264	0	287
25T201304	Foothills of Winona, Ph.3	0	0	77	0	77
Total Draft Approved Subdivision Units		191	114	746	253	1,304
Total Subdivision Units		779	114	1,671	444	3,008

Source: GIS - Planning and Analysis, Planning and Economic Development Department, City of Hamilton

Note: These numbers represent the total number of units in the above pending subdivisions and may include those units already under construction.

Active Registered Plans By Dwelling Type						
Number	Name	Single Detached	Semi-Detached	Townhouse	Apartment	Total
62M-995	Eringate Drive Extension, Ph.1	37	0	0	0	37
62M-1045	Reda Heights	10	0	0	0	10
62M-1073	Bridgeport, Ph.1	98	0	10	0	108
62M-1096	Mattamy on the Lake	282	0	0	0	282
62M-1107	Heritage Green	0	0	160	0	160
62M-1134	Carlson Street Extension, Ph.1	12	4	0	0	16
62M-1170	Trillium Gardens, Ph.2	18	60	30	0	108
62M-1182	Penny Lane Estates, Ph.2	91	0	121	0	212
62M-1199	Victory Ridge, Ph.1	49	0	62	0	111
62M-1200	Orchard Park	50	0	0	0	50
62M-1202	Stoneywood Park, Ph.1	11	0	0	0	11
62M-1204	Paramount	114	48	174	32	368
62M-1206	Victory Ridge, Ph.2	112	0	67	0	179
62M-1208	Penny Lane Estates, Ph.3	35	0	0	0	35
62M-1211	Green Millen Shores Estates	0	0	127	148	275
Total Active Registered Plan Units		919	112	751	180	1,962

Source: GIS - Planning and Analysis, Planning and Economic Development Department, City of Hamilton

Note: These numbers represent the total number of units in the above registered plans and may include those units already under construction.

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