

FOR LEASE

18-64 Hamilton St. N., Waterdown, ON



Derek Gaudette · Sales Representative
O:(905) 607 0719 · C:(647) 218 9321

derek@clearstreamcre.com
www.clearstreamcre.com



Greg Gaudette · Broker Of Record
O:(905) 607 0719 · C:(647) 328 7027

greg@clearstreamcre.com
www.clearstreamcre.com

Site Features

18-64 Hamilton St. N., Waterdown, ON



Prime Location In The Heart Of Waterdown

Prime retail units available in the heart of Waterdown, ON, with high exposure on to Hamilton St. North.

Join national co-tenants including Bulk Barn, Ginos Pizza, Mr. Sub, H&R Block, M&M Meats, and more.

Adjacent from dominant Sobeys anchored shopping centre, Waterdown Village, and surrounded by residential.

Busy commuter route along Highway 5.

Easy accessible and ample parking.

Range of unit sizes and uses available.



BulkBarn[®]

MR.SUB
YOURS SINCE 1968

 **GINO'S PIZZA**

 **H&R BLOCK**

Derek Gaudette · Sales Representative
O:(905) 607 0719 · C:(647) 218 9321

derek@clearstreamcre.com
www.clearstreamcre.com

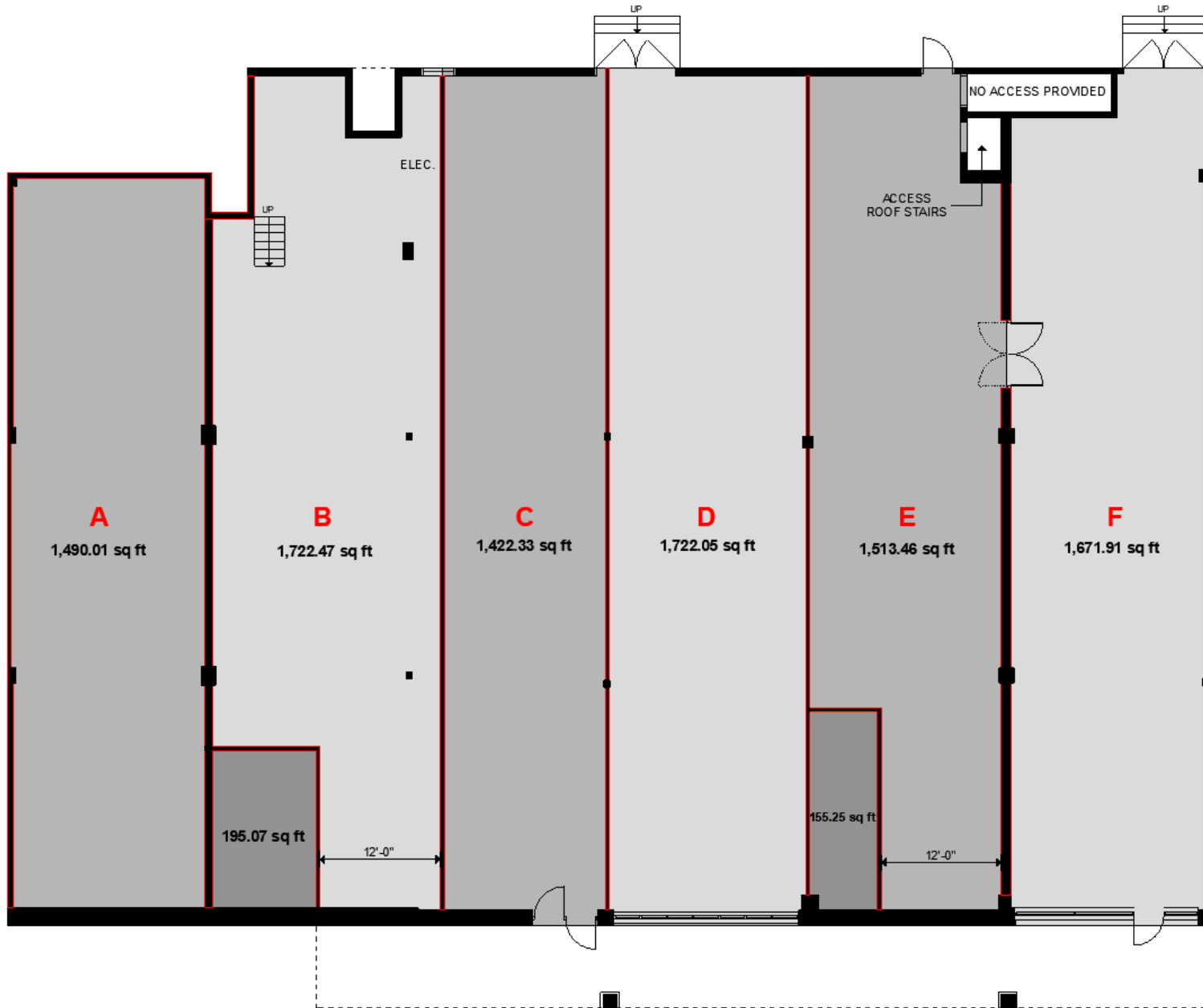
 **CLEARSTREAM**
COMMERCIAL REAL ESTATE LTD., BROKERAGE

Greg Gaudette · Broker Of Record
O:(905) 607 0719 · C:(647) 328 7027

greg@clearstreamcre.com
www.clearstreamcre.com

Site Plan

18-64 Hamilton St. N., Waterdown, ON



Available Units:

Unit A: 1,490 Square Feet

Unit B: 1,722 Square Feet

Unit C: 1,422 Square Feet

Unit D: 1,722 Square Feet

Unit E: 1,513 Square Feet

Unit F: 1,671 Square Feet

Total: 9,540 Square Feet

Site Overview

18-64 Hamilton St. N., Waterdown, ON



- High exposure at the busy intersection of Hwy 5 and Hamilton St. N.
- Adjacent to Sobey's anchored plaza.

- Located along traffic commuter route at the west gateway of Waterdown Village.
- Strong retail node surrounded by residential and good demographics.

Site Overview

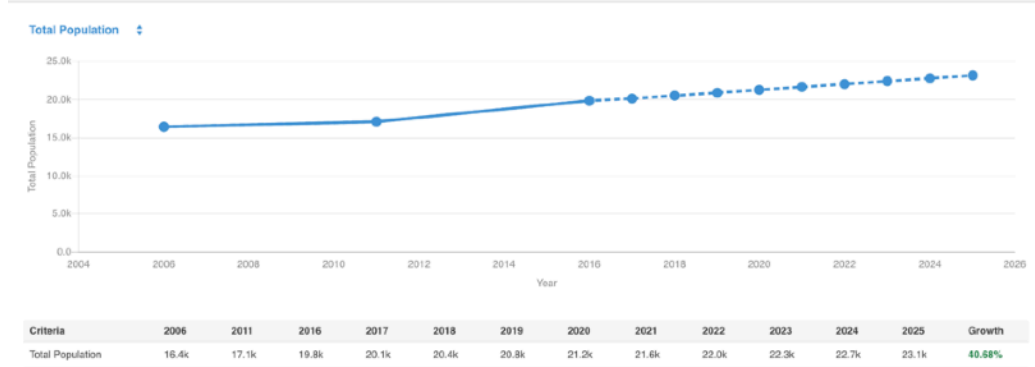
18-64 Hamilton St. N., Waterdown, ON



- 1 - Subject Site - For Lease
- 2 - New residential development - High and Medium density
- 3 - New fully leased neighbourhood plaza
- 4 - Waterdown Village
- 5 - Sobey's and Shoppers Drug Mart anchored shopping centre
- 6 - Fortino's anchored shopping centre
- 7 - New 130,000 sf Stryker HQ with 200+ employees
- 8 - Planned mixed use redevelopment with mixed density residential and commercial
- 9 - Flamborough Power Centre anchored by Walmart
- 10 - New 330,000 sf L3 Wescam HQ under construction. 1,000+ employees

Demographics

18-64 Hamilton St. N., Waterdown, ON



DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	19,752	40,537
Households	6,829	15,050
Average Age	38.4	42.1
Average Household Income	\$124,564	\$112,860

Retail Landscape (Trade Area)

- Restaurants - 26 (61.9%)
- Grocery Stores - 6 (14.3%)
- Banks - 5 (11.9%)
- Coffee Shops - 4 (9.5%)
- Clothing Retailers - 1 (2.4%)



Care has been taken to assemble the information contained in this marketing brochure, however, Clearstream Commercial Real Estate Ltd. or the Seller does not represent or warrant the information, including but not limited to zoning information and measurements, to be accurate and any potential Buyer must verify such information by conducting its own due diligence and obtaining legal, financial, and other professional advice from its advisors in conjunction with a potential purchase of this property.