



Prime Retail Opportunity For Lease

1400 Upper James Street
Hamilton, ON

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**Vice President*

**AVISON
YOUNG**



Property details



7.17 acres
Lot size



606 ft
Frontage



10' 10"
Clear height



C-5
Zoning



4 spaces per 1,000 sf
Parking



On HSR bus route
Public transit



Building and pylon
Signage

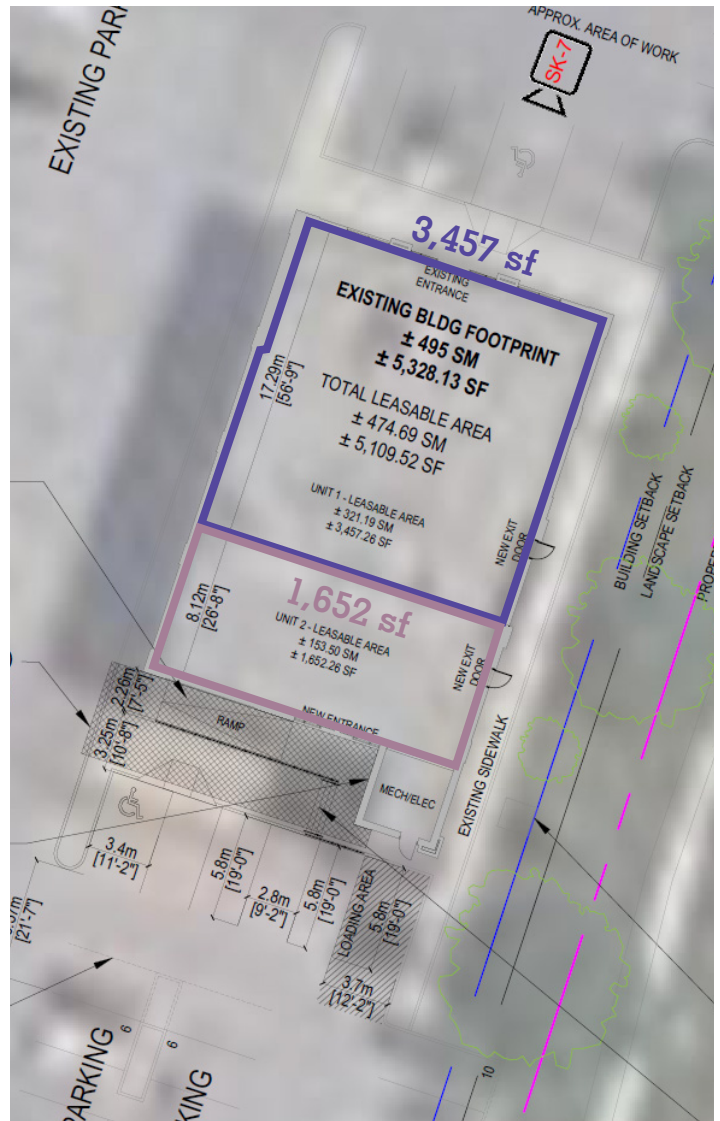
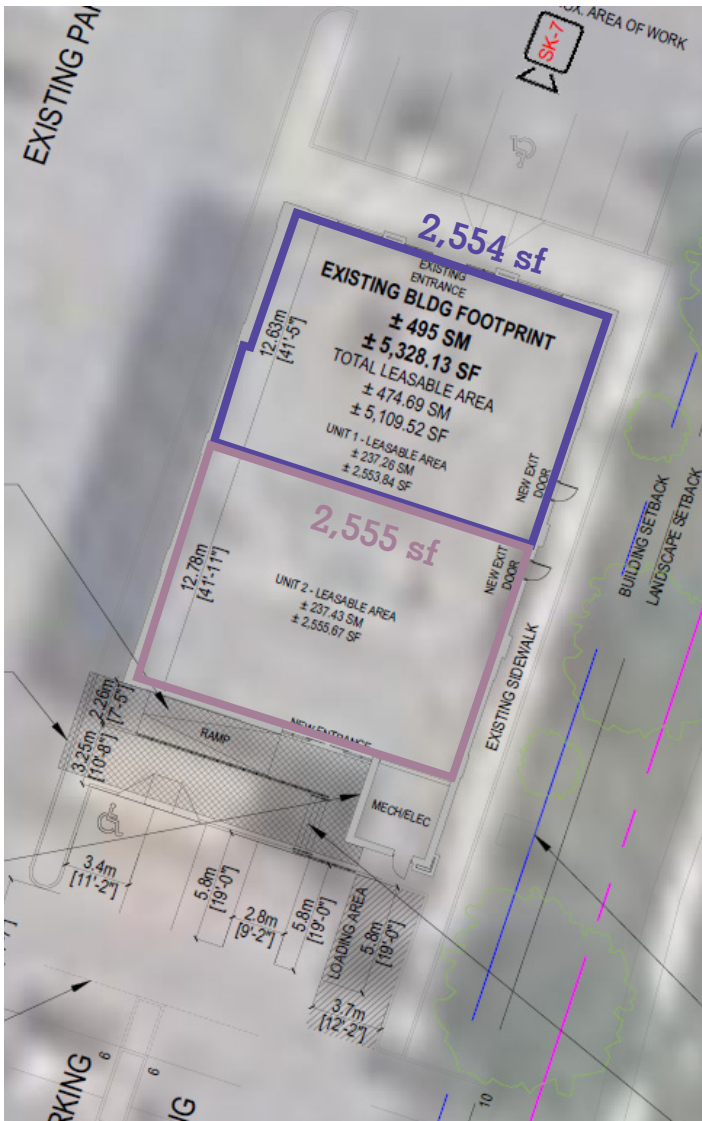
Features

| Unit | Total size | Rate (PSF) | TMI (PSF) |
|------|------------|------------|-----------|
| #22 | 5,328 sf | \$30.00 | \$15.03 |
| #22A | 3,457 sf | \$33.00 | \$15.03 |
| #22B | 2,554 sf | \$35.00 | \$15.03 |

- Excellent neighbourhood shopping center that is strategically located on the busiest street servicing the Hamilton Mountain area and in close proximity to the Lincoln Alexander Parkway
- Strong tenant mix including: Bulk Barn, KFC, Dollar Tree, Service Ontario, Rogers Wireless, Global Pet Foods, Cora, and more!
- The shopping center is located along an established retail corridor with residential neighbourhoods in all directions, which provides for a strong primary market
- The property consists of a strip retail plaza with 27 units and 3 free-standing buildings. GLA is 79,457 SF
- C-5 zoning allows for many different retail and service commercial uses on the property

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Hamilton, ON





TOTAL POPULATION

39,604 **187,010**
2 KM 5 KM

DAYTIME POPULATION

28,602 **133,449**
2 KM 5 KM

AVG. HOUSEHOLD INCOME

\$102,544 **\$97,009**
2 KM 5 KM

MEDIAN AGE

39.6 **40.1**
2 KM 5 KM

AVG. DAILY TRAFFIC

47,737
vehicles per day

For Lease

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