



**KINGFISHER  
SQUARE**

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HAMILTON, ON

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



DAVID'S BRIDAL

**SleepCountry**

## KINGFISHER SQUARE

HAMILTON, ON

Kingfisher Square is conveniently located directly across from CF Lime Ridge Mall, in what continues to be a dominant retail area of Hamilton. The open centre enjoys the exposure, synergy and traffic created by its immediate proximity to the city's most prominent enclosed shopping centre, as well as its easy access to the Lincoln M. Alexander Parkway.



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## PROPERTY HIGHLIGHTS

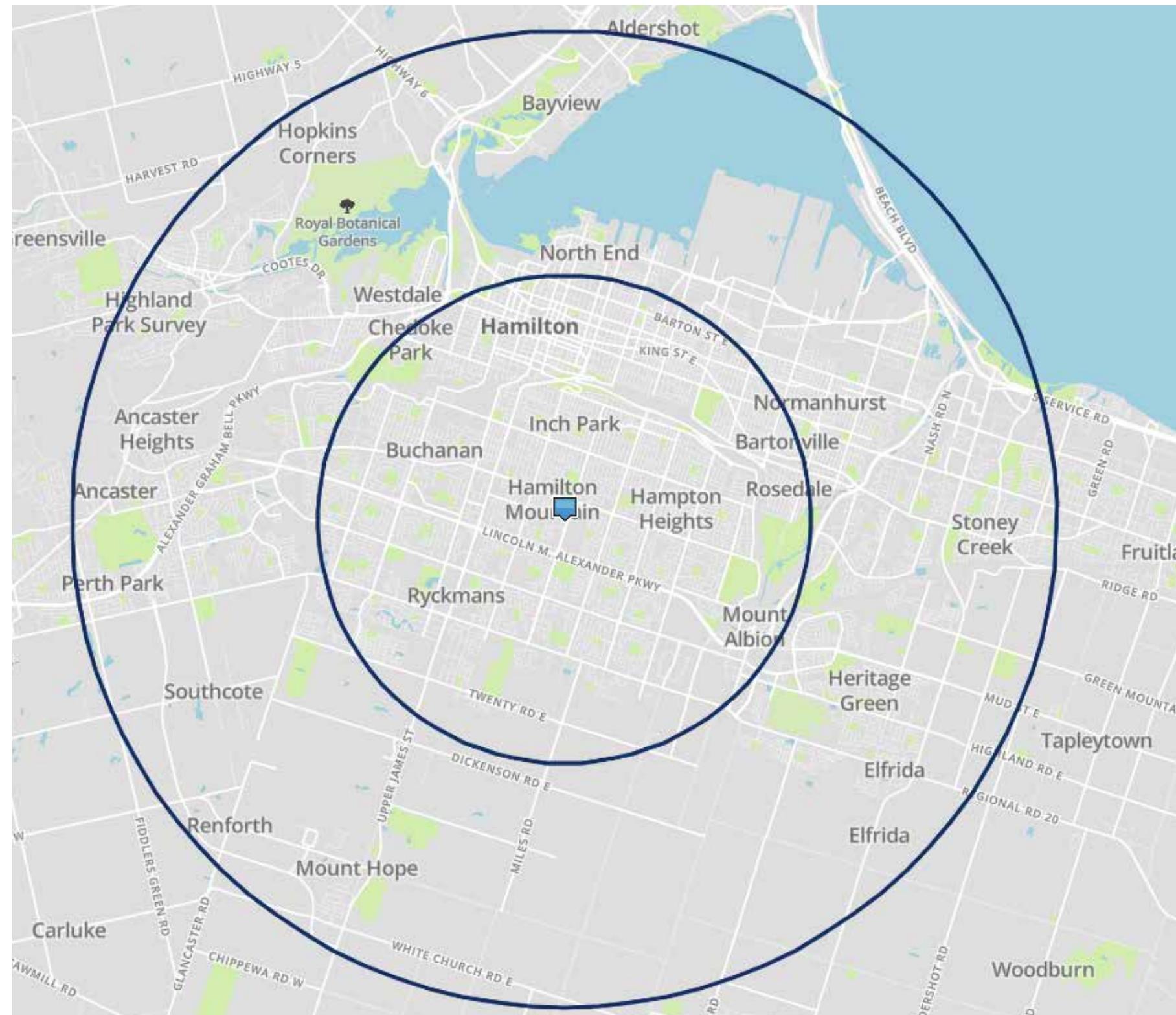
ADDRESS	920 Upper Wentworth Street, Hamilton, ON L9A 5C5
MAJOR INTERSECTION	Lincoln Alexander Parkway and Upper Wentworth Street
GLA (SQ. FT)	<b>61,181</b>
NUMBER OF STORES AND SERVICES	<b>11</b>



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# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

	DISTANCE	<b>5 KM</b>	<b>10 KM</b>
	FAMILIES WITH CHILDREN	<b>40%</b>	<b>41%</b>
	TRADE AREA POPULATION	<b>269,636</b>	<b>497,370</b>
	AVERAGE HOUSEHOLD INCOME	<b>\$104,851</b>	<b>\$113,858</b>

# A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



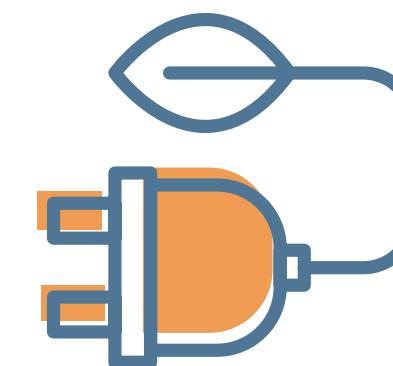
## SUSTAINABILITY

- Energy, Water, Waste and Recycling Programs
- Air Quality and HVAC Preventative Maintenance
- Tenant Engagement with Environmental and Sustainability Resources



## COMMUNITY AMENITIES & SERVICES

- Situated nearby major commuter corridor with convenient access
- Surrounded by large established residential neighborhoods & multi-family developments
- Adjacent to an enclosed Regional Mall and other commercial retail with complimentary shops and services



## TRANSPORTATION & ACCESSIBILITY

WALK SCORE

**63**

TRANSIT SCORE

**51**

BIKE SCORE

**54**

PARKING SPACES

**220**

**BGO** is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

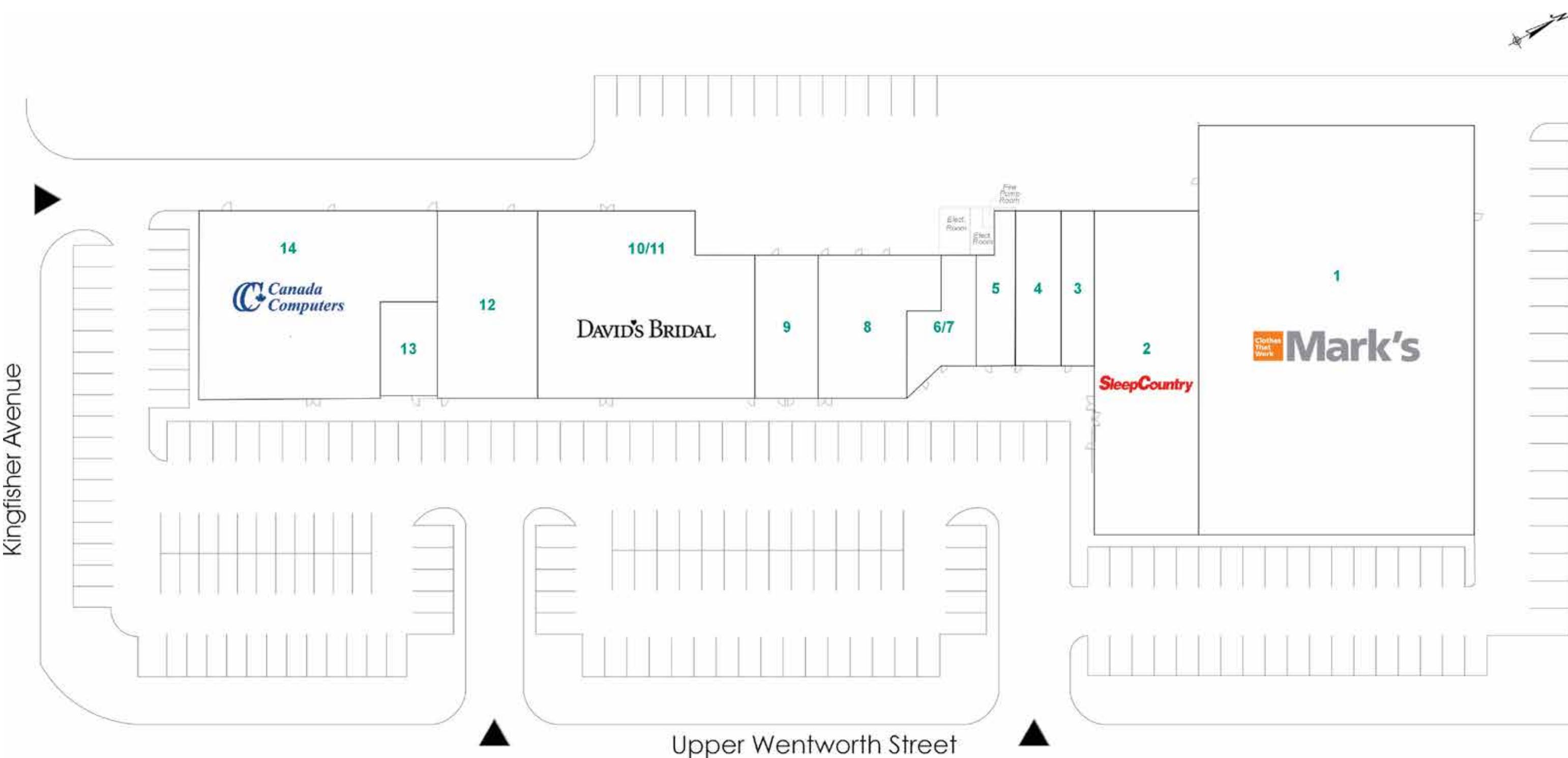
To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

## CERTIFICATIONS:

- BOMA BEST – BGO Portfolio Program Certified



# SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
1	Mark's	24,403
2	Sleep Country	6,332
3	Hamilton Hearing Clinic	980
4	Araceli Silva Ochoa Dentistry	1,500
5	Odd Burger	1,063
6/7	Subway	1,268
8	Pet Valu	2,996
9	Innova Physio and Sports Rehab	1,806
10/11	David's Bridal	7,782
12	Eastern Food Market	3,910
13	Expedia Cruises	1,102
14	Canada Computers & Electronics	7,993

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**LIMITED PARTNERSHIP**

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BentalGreenOak (Canada)  
Limited Partnership, Brokerage

