



652

Lawrence Road | Hamilton, ON

DRIVE-THRU RESTAURANT



**RETAIL
FOR
LEASE**

PROPERTY DETAILS

- PREMISES:** 2,200 SF standalone drive-thru with patio
- TERM:** Ten (10) years
- ZONING:** H/S-187 (Community Commercial & Shopping)
- NET RENT:** Please contact listing agent
- ADDITIONAL RENT:** 2023 Estimate Taxes: \$7.50 PSF, Operating Cost \$3.50 PSF and Management Fee equal to 5% of net rent

DEMOGRAPHICS

Drivetimes | Source: Statistics Canada, 2023

	1km	3km	5km
 Population	11,677	96,766	218,380
 Daytime Population	7,493	77,385	208,471
 Total Households	4,975	41,814	90,511
 Avg. Household Income	\$96,355	\$80,450	\$81,690
 Median Age	41.6	41.6	40.7



625 LAWRENCE RD

PROPERTY DETAILS



Excellent standalone vista on Lawrence Road just east of the Kenilworth Avenue South "T" intersection



New build drive-thru available ~ Q2-2024



11 parking spaces – 5 per 1,000 SF

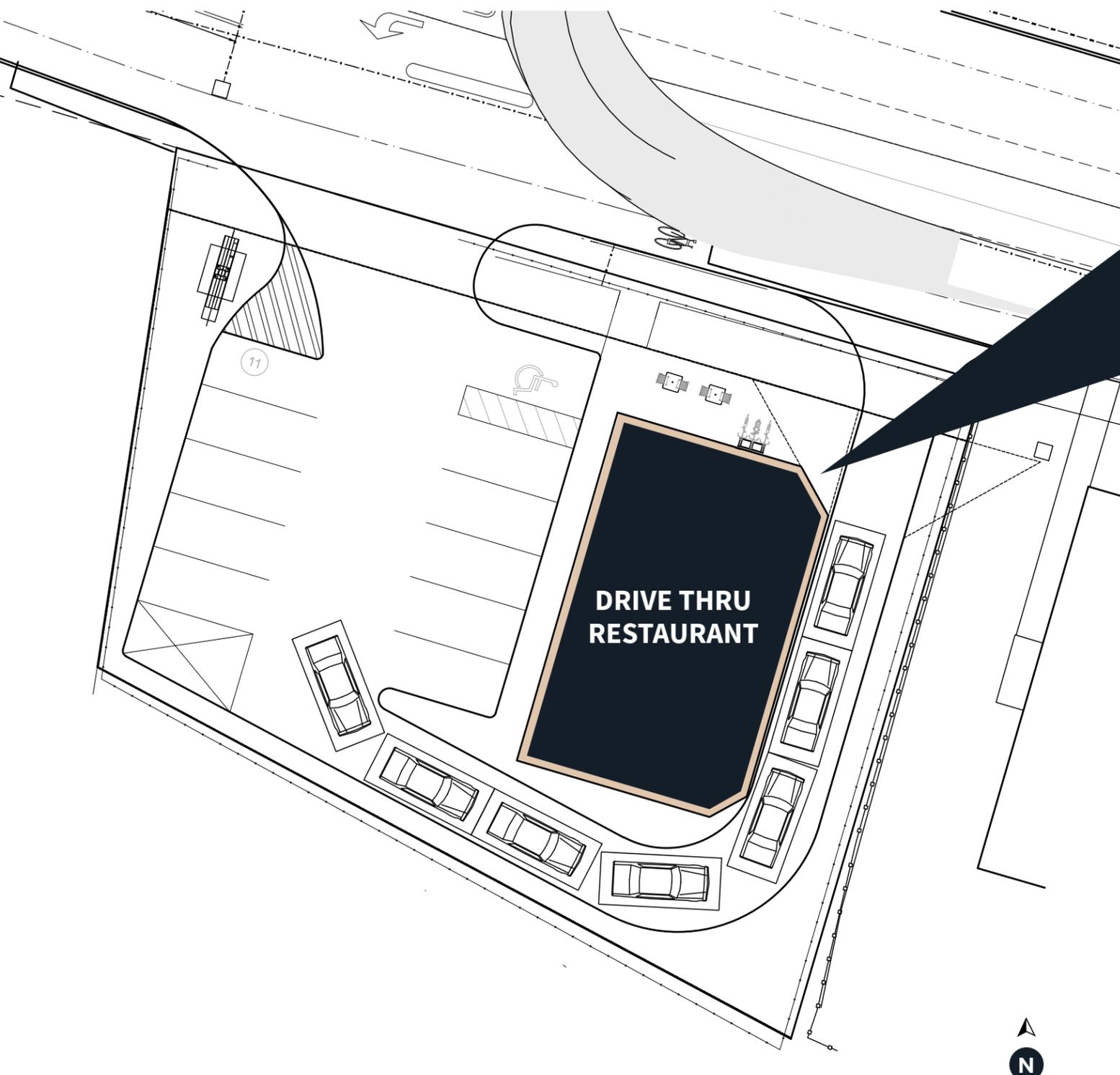


AADT: 12,537 (Piinpoint 2021)



SITE PLAN

PREMISES: 2,200 SF standalone drive-thru with patio



DRIVE-THRU RESTAURANT

RETAIL FOR LEASE

652 LAWRENCE ROAD | HAMILTON, ON

For more information, please contact:

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