FOR SALE FULLY LEASED INVESTMENT OPPORTUNITY

CBRE | RETAIL INVESTMENT GROUP

GATESHEAD PLAZA

184 HIGHWAY 8, STONEY CREEK · ONTARIO



THE OFFERING

CBRE's Retail Investment Group is pleased to present Gateshead Plaza, a fully leased neighbourhood retail centre strategically located on a prominent 1.698-acre corner lot along Highway 8 in the heart of Stoney Creek. The property benefits from exceptional visibility, multiple access points, ample on-site parking, and exposure to one of the area's most established commercial corridors.

Highway 8 continues to evolve as a key retail and service destination, supported by significant residential intensification and ongoing development throughout Stoney Creek. This growth is driving increased demand for convenient neighbourhood-serving retail, reinforcing the long-term appeal of the asset.

Gateshead Plaza is anchored by a diverse roster of long-standing tenants spanning dental, medical, retail, pet supply and food service uses, providing stable income and a broad customer draw. The combination of durable tenancy, strong corner exposure, modest in-place rents and a sizeable site area creates a compelling investment opportunity with significant long-term redevelopment potential.

ADDRESS	184 Highway 8, Stoney Creek
PIN	173220029
SITE AREA	1.698 acres
ZONING	Mixed Use Medium Density (C5)
OCCUPANCY	100%
# OF TENANTS	7
LEASABLE AREA (SQ. FT.)	22,561

ASKING PRICE: $7,500,000



PRIME CORNER LOT IN STONEY CREEK

MODEST RENTAL RATES WITH UPSIDE

LONG TENANT HISTORY

LONG TERM REDEVELOPMENT POTENTIAL

LOCATION OVERVIEW



DEMOGRAPHICS

$113,844
Average Household Income

103,424
Population

7.6%
Population Change

55,666
Labour Force

DRIVE TIMES

QEW	9 mins (5.2 km)
Highway 403	17 mins (17.5 km)
Highway 407	18 mins (17 km)
Pearson Airport	55 mins (85 km)
John C. Munro Hamilton Int. Airport	30 mins (25 km)
Downtown Toronto	1 hr 20 mins (94 km)



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OFFERING PROCESS

CBRE Limited ("CBRE") has been retained as the exclusive advisors to seek offers for the disposition of the property. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving information on the offering. For more information on the offering process please contact one of the agents. Please refer to the Confidential Information Memorandum (CIM) located in the online Data Room for more information on the sale process.

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