



**1,200 SF - 4,200 SF of Retail Space
Available October 2024**

Property Highlights

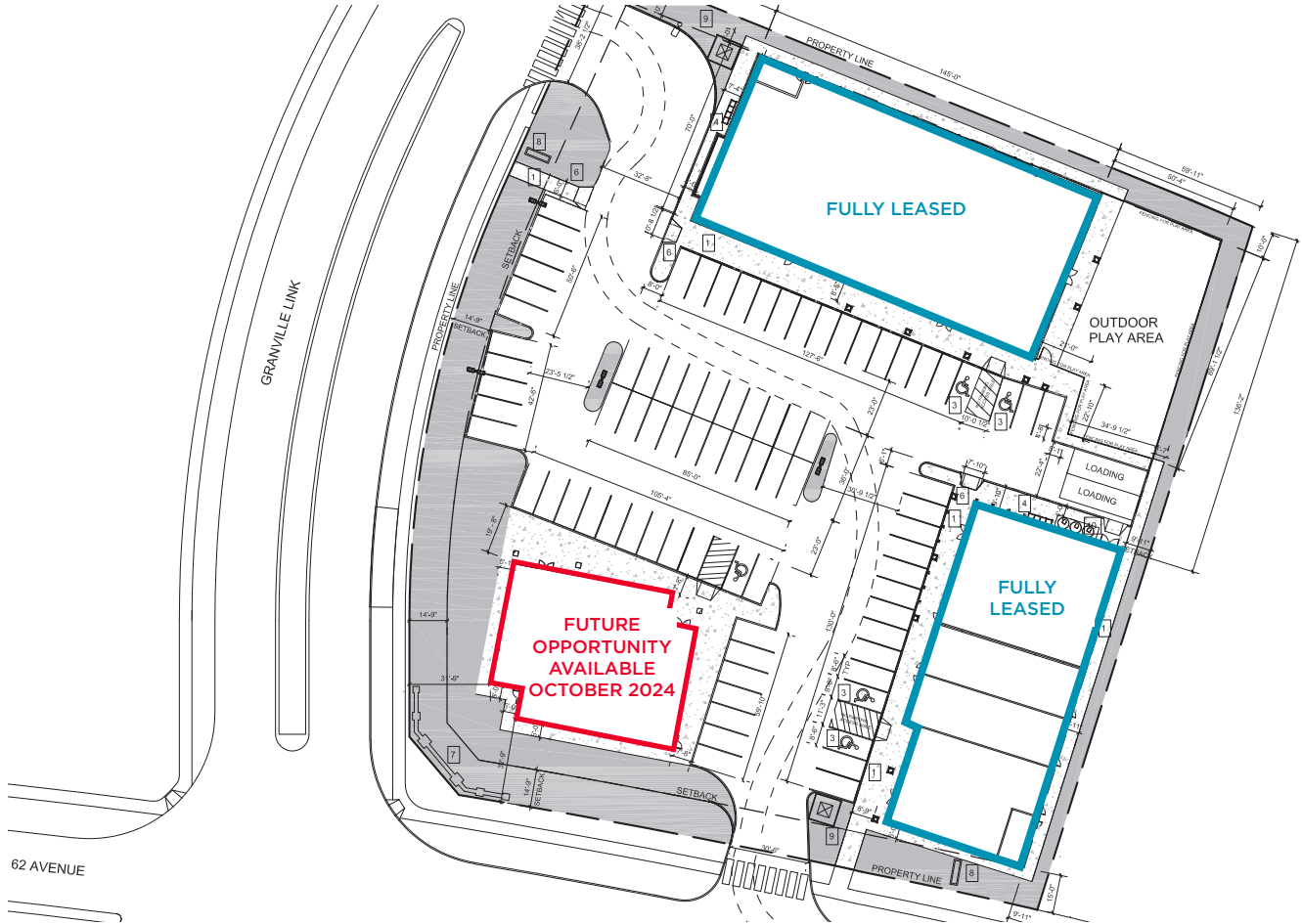
- Easy access to the neighbourhoods, Granville, Glastonbury, and The Hamptons
- Within two blocks from a K-9 School
- Huge residential growth
- Only neighbourhood commercial in the area
- Great parking and signage
- Drive thru opportunity




Dustin Bateyko
Associate Partner
780 702 4257
dustin.bateyko@cwedm.com


CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Site Plan




Demographics

POPULATION	POPULATION		
	1km	3km	5km
	10,151	46,897	107,475

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$141,904	\$130,316	\$122,560

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	3,179	15,886	37,567

VEHICLES PER DAY	VEHICLES PER DAY		
		16,600 on 62 Avenue	

Dustin Bateyko
Associate Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 9, 2023

Property Photos



Dustin Bateyko
Associate Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Photos



Dustin Bateyko
Associate Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com