



8220 Centre Street NE, CALGARY, AB

PARTICULARS

| | |
|------------|----------------------------------|
| Available: | 587 sf 1,219 sf |
| Rates: | Market |
| Op Costs: | \$12.45 psf |
| Zoning: | C-C2 Commercial - Community 2 |
| Timing: | Immediate |
| Term: | Variable |

HIGHLIGHTS

- Located on the north east corner of Centre Street NE (24,000 vpd) and Beddington Blvd NE (13,000 vpd)
- This site is shadow anchored by Beddington Towne Centre, which is home to several national tenants, including Safeway, London Drugs, Boston Pizza, and Starbucks
- Only a 5 minute drive from Deerfoot Trail N, one of Calgary's main arteries, which services 138,000 vehicles per day
- This site services the communities of Beddington Heights, Huntington Hills, Sandstone, and Harvest Hills

Ryan Rutherford | 403.232.4334
ryan.rutherford@avisonyoung.com

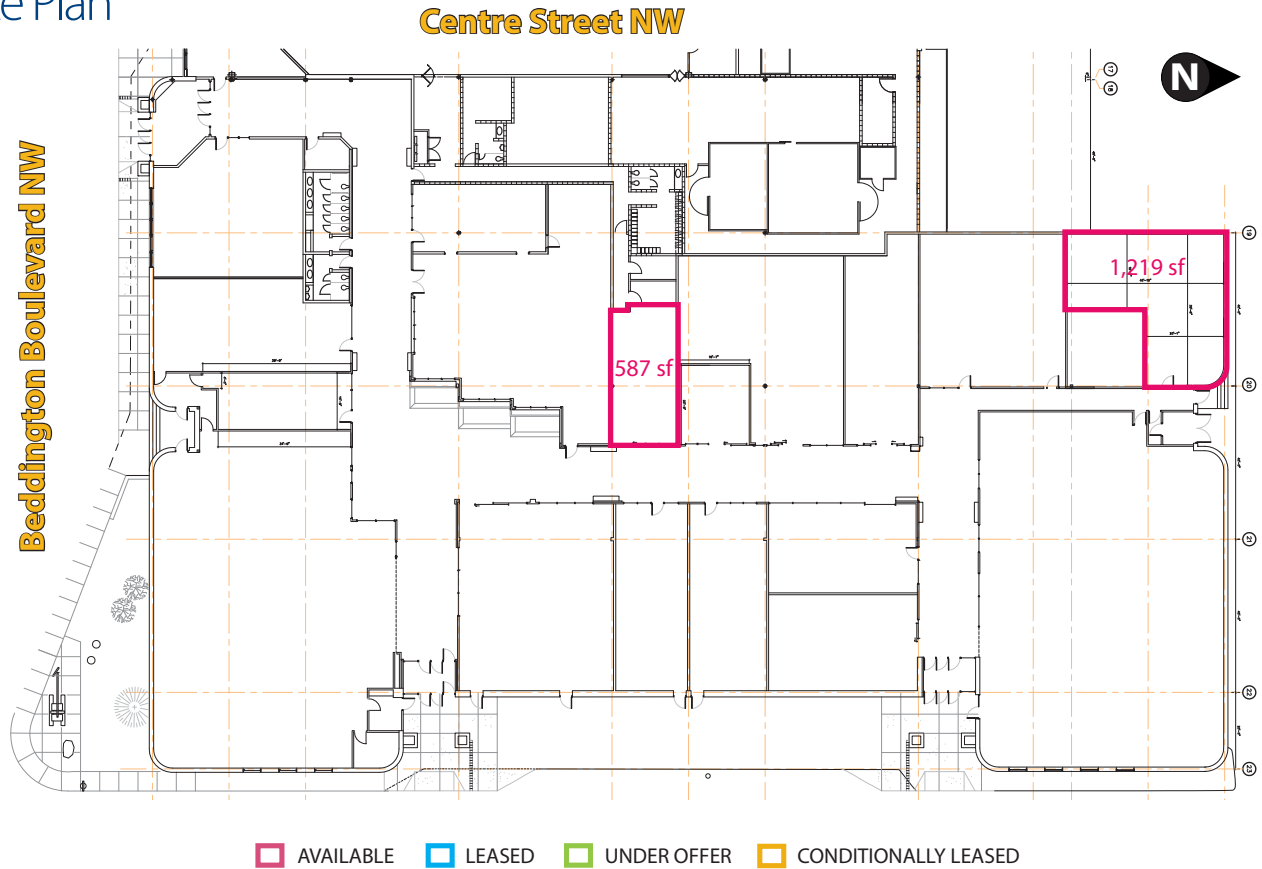
Josh Rahme | 403.232.4333
josh.rahme@avisonyoung.com

Hani Abdelkader | 403.232.4321
hani.abdelkader@avisonyoung.com

Morena Ianniello | 587.293.3367
morena.ianniello@avisonyoung.com

Retail For Lease | 8220 Centre Street NE, CALGARY, AB

Site Plan



Surrounding Area Demographics

| | WITHIN 1 KM | WITHIN 3 KM | WITHIN 5 KM |
|---------------------------------|-------------|-------------|-------------|
| POPULATION | | | |
| 2014 Estimate | 9,656 | 61,605 | 138,348 |
| 2017 Projection | 9,943 | 63,406 | 142,635 |
| MEDIAN AGE | | | |
| 2014 Estimate | 38.3 | 38.4 | 36.4 |
| TOTAL HOUSEHOLDS | | | |
| 2014 Estimate | 3,540 | 22,953 | 50,939 |
| 2017 Projection | 3,691 | 23,935 | 53,169 |
| AVERAGE HOUSEHOLD INCOME | | | |
| 2014 Estimate | \$98,205 | \$101,347 | \$109,875 |
| 2017 Estimate | \$104,446 | \$107,231 | \$116,779 |
| TOTAL DAYTIME POPULATION | | | |
| 2014 Estimate | 5,659 | 34,664 | 77,727 |



Image © 2015 Google Earth

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