

Retail For Lease

CALGARY CO-OP MACLEOD TRAIL CENTRE



8818 MACLEOD TRAIL SE, CALGARY, AB

PARTICULARS

Available:	Unit 43 - 1,814 sf LEASED Unit 7- 2,431 sf
Rates:	Market
Op Costs:	\$12.33 psf
Zoning:	C-C2 Commercial - Community 2
Timing:	Immediate
Term:	Variable

HIGHLIGHTS

- Located on the east side of Macleod Trail S, one of the main corridors in South Calgary, which services 56,000 vehicles per day
- Attractive tenant mix, including Wendy's, Scotiabank, The Co-operatives, Subway, and Swiss Chalet
- Adjacent to the new residential development, London at Heritage Station, and within close proximity to the Heritage LRT train station
- This site services the communities of Acadia, Haysboro, Kingsland, and Fairview

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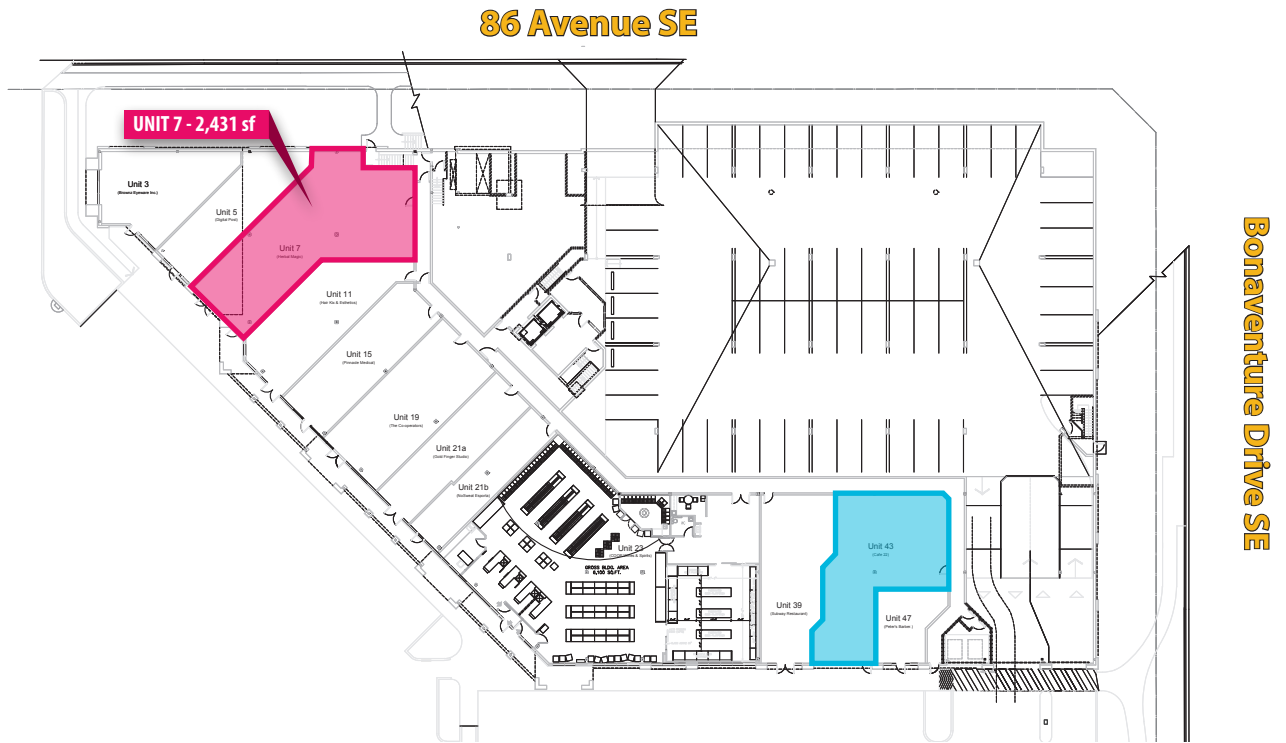
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Site Plan



■ AVAILABLE
 ■ LEASED
 ■ UNDER OFFER
 ■ CONDITIONALLY LEASED

Surrounding Area Demographics

	WITHIN 1 KM	WITHIN 3 KM	WITHIN 5 KM
POPULATION			
2014 Estimate	11,956	54,156	146,191
2017 Projection	12,351	55,950	151,004
MEDIAN AGE	37.3	41.2	40.8
TOTAL HOUSEHOLDS			
2014 Estimate	6,112	23,837	61,340
2017 Projection	6,392	24,919	64,132
AVERAGE HOUSEHOLD INCOME			
2014 Estimate	\$66,462	\$106,900	\$125,838
2017 Estimate	\$70,276	\$113,348	\$133,668
TOTAL DAYTIME POPULATION	20,774	87,027	164,391



Image © 2015 Google Earth

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