

FOR LEASE
MANNING TOWN CENTRE/MANNING VILLAGE
MANNING DRIVE & 153 AVENUE, EDMONTON, AB
Retail Space Immediately Available for Lease



OVERVIEW

- Buildings are LEED Certified
- Part of NorthEast Edmonton's largest retail power centre
- 75 Acre site with ±500,000 SF of retail area
- Wide range of retailers, restaurants and services
 - Adjacent to Manning Drive
- Average household income: \$118,497
 - Population: 152,797
- Ideal for quick service restaurants, medical and retail uses
- Zones - DC1 - Direct Development Control Provision
 - NOW OPEN: Movati Fitness and Freshco
 - Est. Additional Rent: \$18.50 per SF (plus admin fee)
- Join Homesense, Cabela's, Marshalls, The Canadian Brew House, Old Navy, Movati, Freshco, Canadian Tire, Maverick Doughnuts, D-Spot, Dollarama, Tim Horton's and so much more.





DEMOGRAPHICS



POPULATION

| 1km | 3km | 5km |
|--------|---------|---------|
| 10,138 | 79,3347 | 152,797 |



AVERAGE INCOME

| 1km | 3km | 5km |
|-----------|-----------|-----------|
| \$131,442 | \$121,430 | \$118,497 |



HOUSEHOLDS

| 1km | 3km | 5km |
|-------|--------|--------|
| 3,272 | 26,611 | 52,630 |



VEHICLES PER DAY

23,100 on Manning Drive,
18,100 on 153 Avenue



MANNING TOWN CENTRE



153 Avenue

MANNING VILLAGE



*SITE PAN SUBJECT TO CHANGE

NOW OPEN



MOVATI ¹⁹ ⁹⁷ ATHLETIC

FDC

**BUILDING L3
CONSTRUCTION JULY 2024**



NOW OPEN



FRESH CO
Lowering food prices



**CUSHMAN &
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