

1,200 SF AVAILABLE IMMEDIATELY



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

PRIMROSE LANE SHOPPING CENTRE

8446 182 Street NW, Edmonton, AB

1,200 SF RETAIL SPACE IN NEIGHBORHOOD CENTRE

PROPERTY HIGHLIGHTS

- Vacancy available immediately
- Attractive rental rates: \$20.00 per SF
- Additional rent - \$10.00 per SF (2024 budget)
- Average Household Income is \$108,396 (0-3 KM)
- Average persons per household is 2.8 (0-3 KM)
- Other tenants include: Sunrose Medical Clinic, Loriz Bakery, IDA Pharmacy, Lee Gardens, Grove Dental, etc.
- Located across the Aldergrove School
- Zoning: CN - Neighborhood Commercial Zone



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PROPERTY DETAILS

Municipal Address: 8446 182 Street NW,
Edmonton, AB

Legal Description: Plan 7622295, Block 13, Lot 2

Zoning: CN - Neighborhood
Commercial Zone

Rental Rate: \$20.00 per SF

Additional Rent: \$10.00 per SF (2024 budget)

DEMOGRAPHICS



POPULATION

| 1km | 3km | 5km |
|--------|--------|--------|
| 11,662 | 82,046 | 163,45 |



AVERAGE INCOME

| 1km | 3km | 5km |
|----------|-----------|-----------|
| \$91,698 | \$108,397 | \$118,814 |



VEHICLES PER DAY

3,500 on 182 Street



HOUSEHOLDS

| 1km | 3km | 5km |
|-------|--------|--------|
| 3,948 | 30,609 | 60,232 |

PROPERTY PHOTOS



IDEAL USES



PERSONAL FITNESS SERVICE SHOPS



HEALTH SERVICES

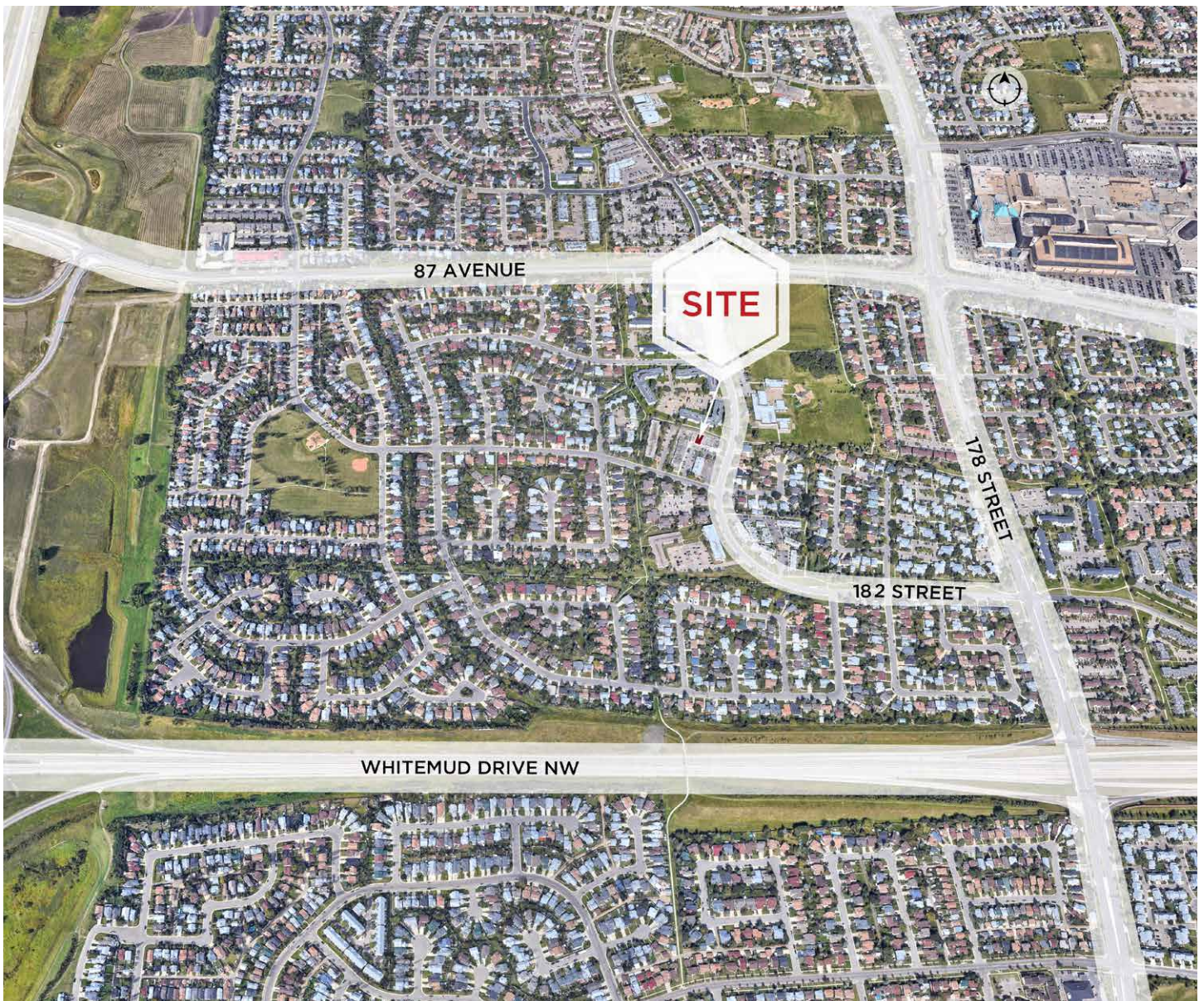


FOOD & DRINK SERVICE



PROFESSIONAL, FITNESS, FINANCIAL, AND OFFICE SUPPORT BUSINESSES

AERIAL





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