

1,227 SF AVAILABLE IMMEDIATELY!

FOR LEASE

ELITE KENNEDALE SHOPPING CENTRE

Unit #6, 12981 - 50 Street,
Edmonton, Alberta

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com

PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along 50th Street.
- Come join existing tenants Franco's Pizza, Early Expressions Childcare, Enterprise Rent a Car, Canna Cabana and many others!
- Current buildout includes: Front reception area, public restroom, space for up to three examination chairs and three rooms, which can be used for a variety of purposes.
- 50th Street sees over 33,700 vehicles per day!
- Over 4,604 residents within a 1km radius.
 - Nearby Retailers include; Tim Hortons, Staples, Costco, O2's, and many more!
 - High exposure signage opportunities available.
- (CN) Neighborhood Commercial Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
 - Additional Rent: \$16.23 /SF (2024)
 - Legal Description: Lot: 13, Block: 1, Plan: 4313TR
- Neighbourhood: Homesteader



DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	4,604	78,645	183,950

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	1,540	29,287	67,147

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$95,220	\$103,115	\$109,973

PROPERTY PHOTOS



INTERIOR PHOTOS



SITE PLAN

HERMITAGE ROAD
VPD: 12,300

50TH STREET
VPD: 34,200



 **CUSHMAN & WAKEFIELD**
Edmonton

Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com