

# ◆ FOR LEASE ◆

8318 Fairmont Drive SE, Calgary, Alberta



## PROPERTY INFORMATION

### LOCATION

8318 Fairmont Drive SE

### AVAILABLE FOR LEASE

1,586 sq. ft. +/-

### AVAILABLE

Immediately

### ASKING LEASE RATE

Market

### TERM

5 - 10 Years

### PARKING

Spacious Lot Parking

### OPERATING COSTS

Estimated \$9.00 / sq. ft.

## DEMOGRAPHICS\*

TOTAL POPULATION	1KM	3KM	5KM
2017	8,436	47,802	119,703
DAYTIME POPULATION	1KM	2KM	5KM
2017	6,601	87,311	167,395
AVERAGE AGE OF POP.	1KM	3KM	5KM
2017	41.8	42.1	41.7
AVERAGE INCOME	1KM	3KM	5KM
2017 (Household)	\$91,377	\$122,970	\$151,852

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## GENERAL INFORMATION

Conveniently situated on Fairmount Drive this well-maintained strip centre features abundant on-site parking, great street presence and convenient egress.

Ideal uses include take-out food, retail boutique and personal services.

### TRAFFIC COUNTS

Heritage Drive: 23,000 vehicles per day  
Fairmont Drive: 12,000 vehicles per day

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Calgary, Alberta, Canada

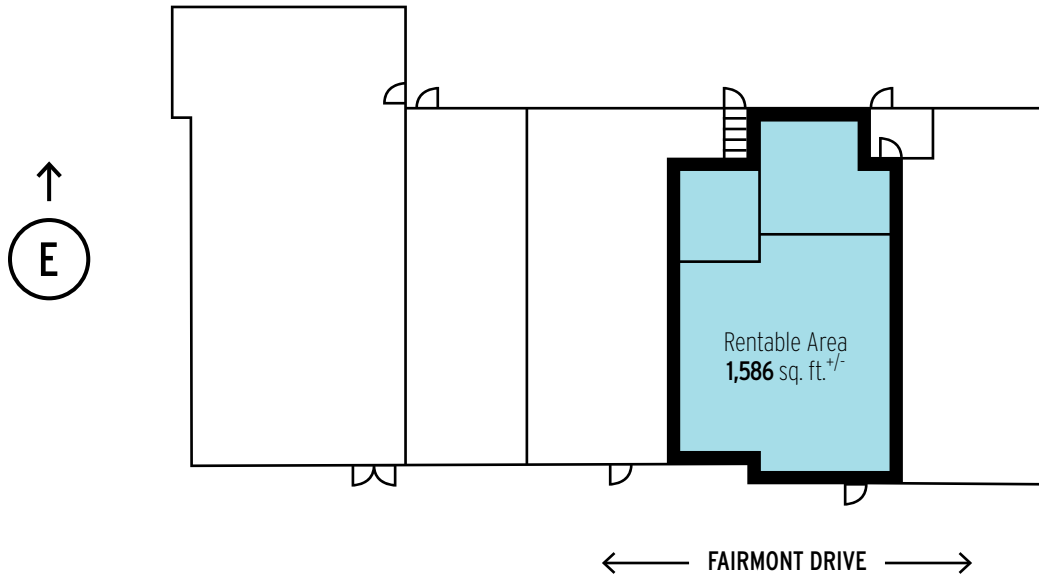


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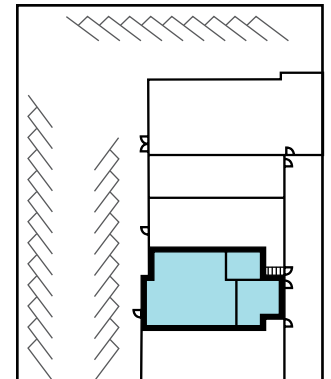


MAIN FLOOR PLAN



PARKING PLAN

TOTAL PARKING STALLS: 31



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