

◆ FOR LEASE ◆

Lincoln Park Centre



PROPERTY INFORMATION

LOCATION

14A, 22 Richard Way SW

AVAILABLE FOR LEASE

948 sq. ft. +/-

AVAILABLE

Immediate

PARKING

Abundant lot parking

TERM

5 - 10 Years

OPERATING COSTS

\$9.24 / sq. ft.

TAXES

\$12.29 / sq. ft.

MANAGEMENT FEE

\$2.29 / sq. ft.

DEMOGRAPHICS*

POPULATION

2016	1KM	3KM	5KM
	6,703	52,610	164,622

AVERAGE HOUSEHOLD INCOME

2016	1KM	3KM	5KM
	\$116,491	\$142,952	\$146,656

MEDIAN AGE OF POPULATION

2016	1KM	3KM	5KM
	37.00	38.20	38.70

GENERAL INFORMATION

- Conveniently located in a well-maintained shopping centre in a well-established community of SW Calgary
- Located just minutes away from Mount Royal University, home to over 14,000 students (2018 est.)
- Notable tenants include Spot On, Tim Hortons, Calgary Drug Mart, Domino's Pizza and Canadian Diagnostics
- Zoned C-C1, suitable for retail and consumer services

TRAFFIC COUNTS

Crowchild Trail SW:

94,000 vehicles per day on average

Glenmore Trail SW:

80,000 vehicles per day on average

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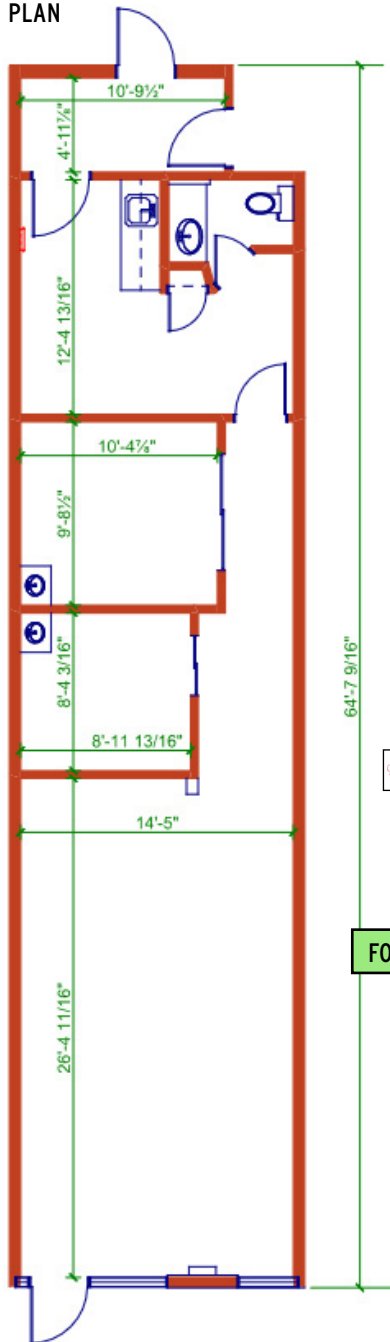
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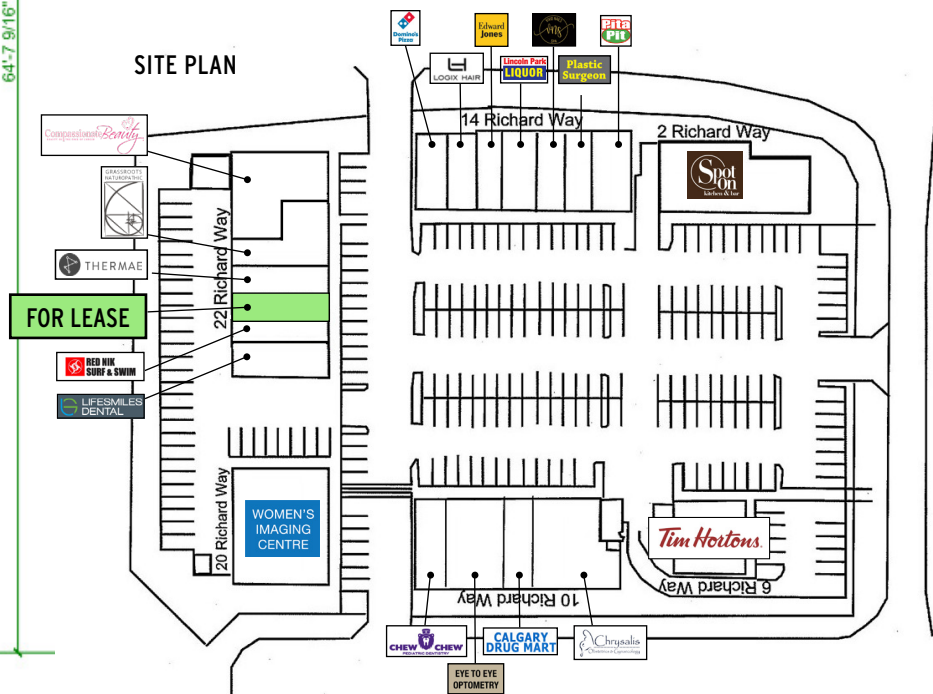
FLOOR PLAN



SPACE



SITE PLAN



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SPACE



MAP VIEW



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