

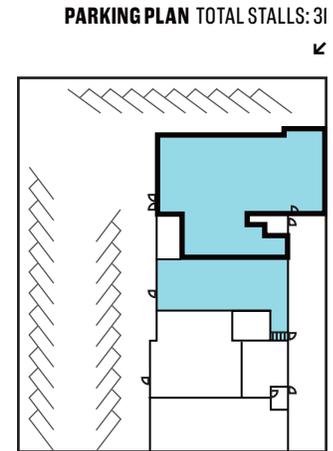
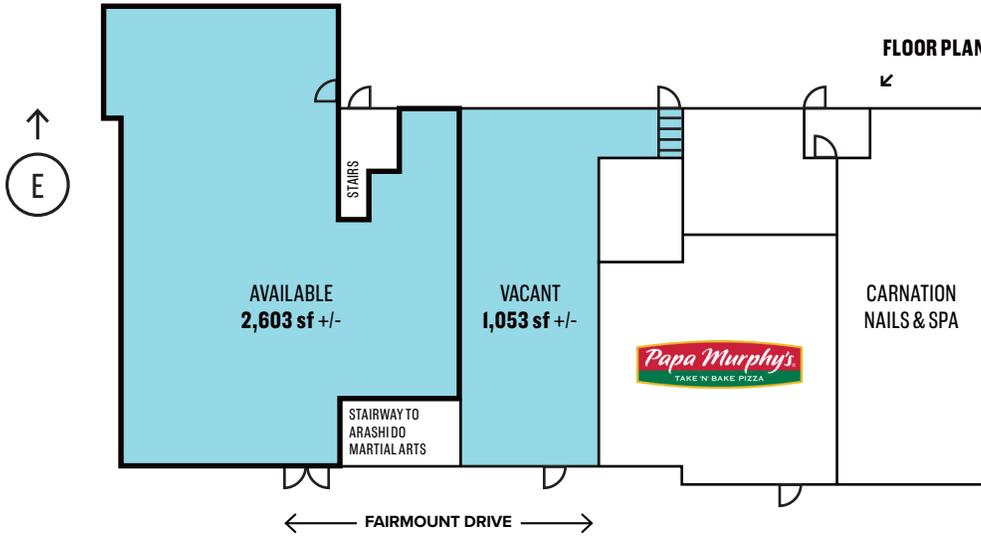


· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

8316 FAIRMOUNT DRIVE SE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



CITY PLAN

SURROUNDING AMENITIES

- HOMESENSE
- DOLLAR TREE
- WINNERS
- LONDON DRUGS
- ACE LIQUOR DISCOUNTER
- SHOPPERS DRUG MART
- POPEYES
- SUBWAY
- ST. MATTHEW K-9 SCHOOL

SURROUNDING ROUTES

- MACLEOD TRAIL
- HERITAGE DRIVE
- FAIRMOUNT DRIVE



PROPERTY INFORMATION

LOCATION

8318 FAIRMOUNT DRIVE
SE CALGARY

TERM

5 - 10 YEARS

AVAILABLE FOR LEASE

VACANT: 1,053 SQ. FT. +/-
AVAILABLE: 2,603 SQ. FT.
+/- IF COMBINED 3,656 SQ. FT. +/-

OPERATING COSTS

EST. \$10.00 / SQ. FT.

LEASE RATE

NEGOTIABLE

PARKING

SPACIOUS LOT
PARKING: 31 STALLS

AVAILABLE

VACANT: IMMEDIATELY
AVAILABLE: ON 30 DAYS
NOTICE

DEMOGRAPHICS*

POPULATION

2020 9,111
2025 10,266

GROWTH

2020 - 2025 12.68% 12.47% 12.60%

AVERAGE INCOME

2020 \$96,078 \$131,101 \$161,705

MEDIAN AGE OF POP.

2020 39.60 40.60 41.30

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 / DAY
FAIRMOUNT DRIVE: 12,000 VEHICLES / DAY

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VISIT US
330, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

jrmmercantile.com

JEFF ROBSON PRESIDENT & BROKER

jeff@jrmmercantile.com
403.770.3071 ext 200

BRUCE LEVY ASSOCIATE

bruce@jrmmercantile.com
403.770.3071 ext 201