

# ◆ FOR LEASE ◆

Lincoln Park Centre



## PROPERTY INFORMATION

### LOCATION

Suite 6, 22 Richard Way SW

### AVAILABLE FOR LEASE

1,076 sq. ft. +/-

### AVAILABLE

Immediate

### PARKING

Abundant lot parking

### TERM

5 - 10 Years

### OPERATING COSTS

\$12.05 / sq. ft.

### TAXES

\$12.19 / sq. ft.

## DEMOGRAPHICS\*

### POPULATION

2018	1KM	3KM	5KM
	6,300	54,844	166,412

### AVERAGE HOUSEHOLD INCOME

2018	1KM	2KM	3KM
	\$132,663	\$163,828	\$167,557

### MEDIAN AGE OF POPULATION

2018	1KM	3KM	5KM
	37.20	37.80	38.00

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## 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

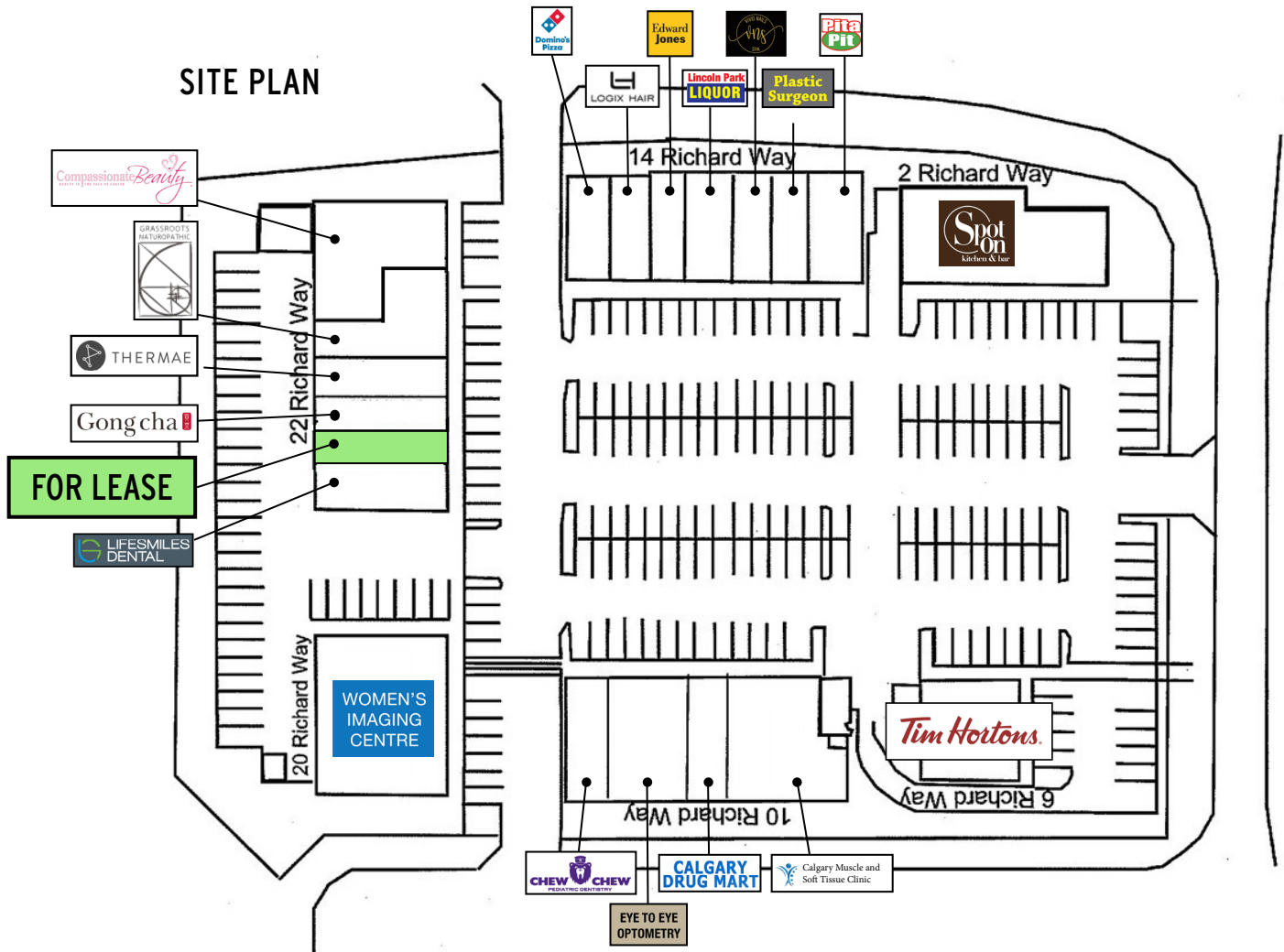
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## SITE PLAN



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## SPACE



## MAP VIEW



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