



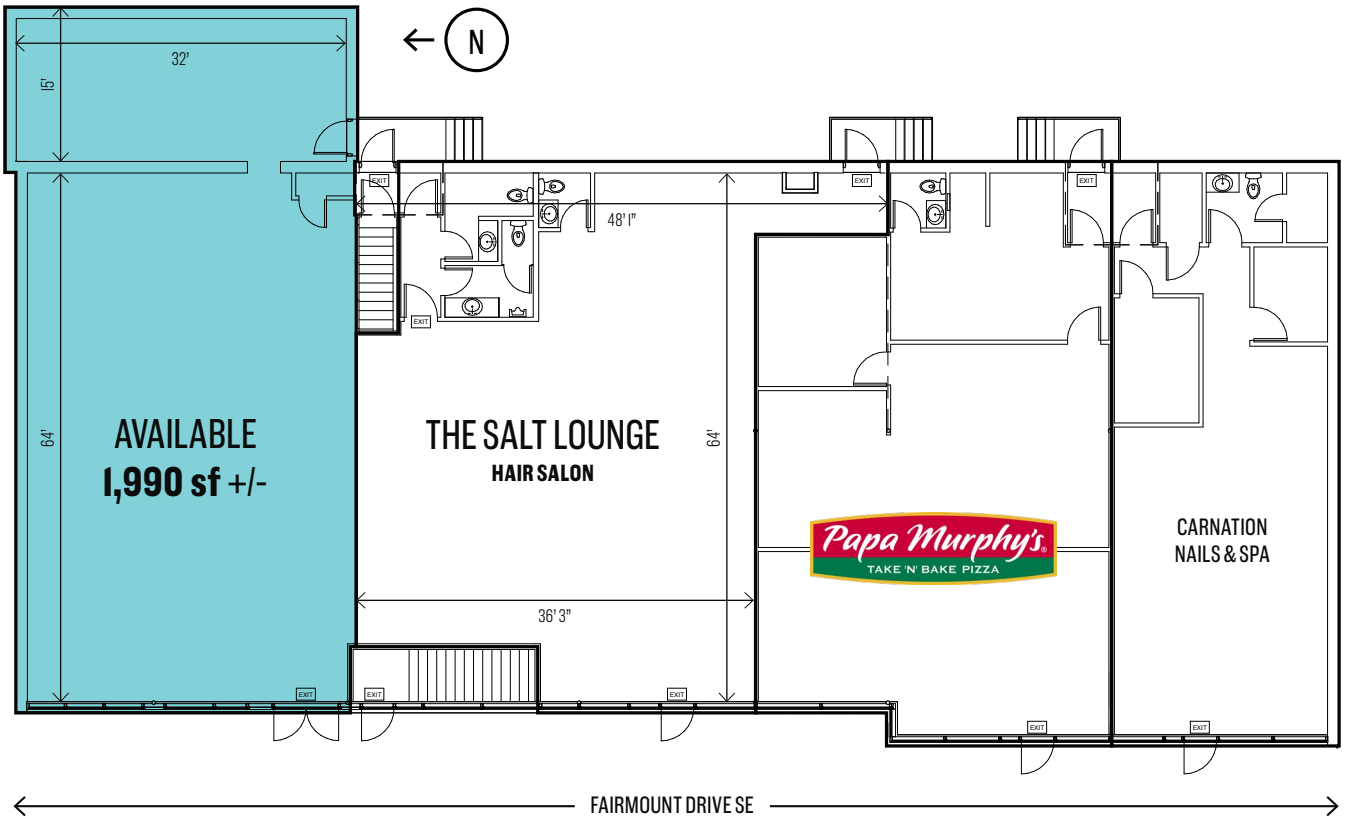
RETAIL SPACE FOR LEASE

8316 FAIRMOUNT DRIVE SE
CALGARY, ALBERTA

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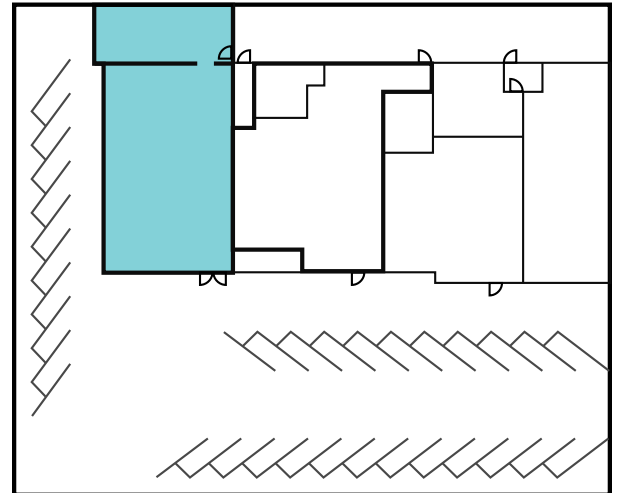
FLOOR PLAN



PROPOSED RENOVATION 2021



PARKING PLAN TOTAL STALLS: 31 +/-



VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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SURROUNDING AMENITIES

ACE LIQUOR
DOLLAR TREE
HOMESense
LONDON DRUGS
POPEYES
SHOPPERS DRUG MART

ST. MATTHEW K-9
SUBWAY
WINNERS

SURROUNDING ROUTES

FAIRMOUNT DRIVE
HERITAGE DRIVE
MACLEOD TRAIL

PROPERTY INFORMATION

LOCATION

8316 FAIRMOUNT DRIVE
SE CALGARY

AVAILABLE FOR LEASE

VACANT: 1,990 SQ. FT. +/-
LEASED: 1,731 SQ. FT. +/-
THE SALT LOUNGE
HAIR SALON

AVAILABLE

IMMEDIATELY

TERM

5 - 10 YEARS

OPERATING COSTS

EST. \$10.00 / SQ. FT.

LEASE RATE

NEGOTIABLE

PARKING

SPACIOUS LOT
PARKING: 31 STALLS +/-

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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