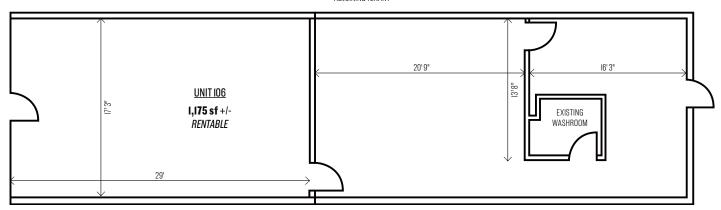


FLOOR PLANS

ADJOINING TENANT

ADJOINING TENANT



ADJOINING TENANT / DEMISE WALL

C-2: RESTAURANT / QSR,

FITNESS, GENERAL

HEALTH CARE, AND

PERSONAL SERVICES

BUIDLING SPRINKLER

RETAIL, LIMITED

BUILDING SPECS

SYSTEM, 100 AMP POWER

PROPERTY INFORMATION

LOCATION
3 STONEGATE DRIVE NW, AIRDRIE

AVAILABLE FOR LEASE101: 3,239 SQ. FT. +/-

106: I,I75 SQ. FT. +/-30I: 2,456 SQ. FT. +/-40I: I,336 SQ. FT. +/

AVAILABLE

IMMEDIATELY

TERM

101: 5 - 10 YEARS 106: 5 - 10 YEARS

30I: 5 - IO YEARS 40I: 5 - IO YEARS

OPERATING COSTS \$6.63 / SQ. FT.

\$6.63 / SQ. F1. (2022 EST.)

TAXES

\$5.69 / SQ. FT. (2022 EST.)

LEASE RATE ZONING

MARKET

MANAGEMENT FEE

5% OF GROSS RENT (INCLUDED IN CAM COSTS ON ESTIMATED BASIS)

PARKING

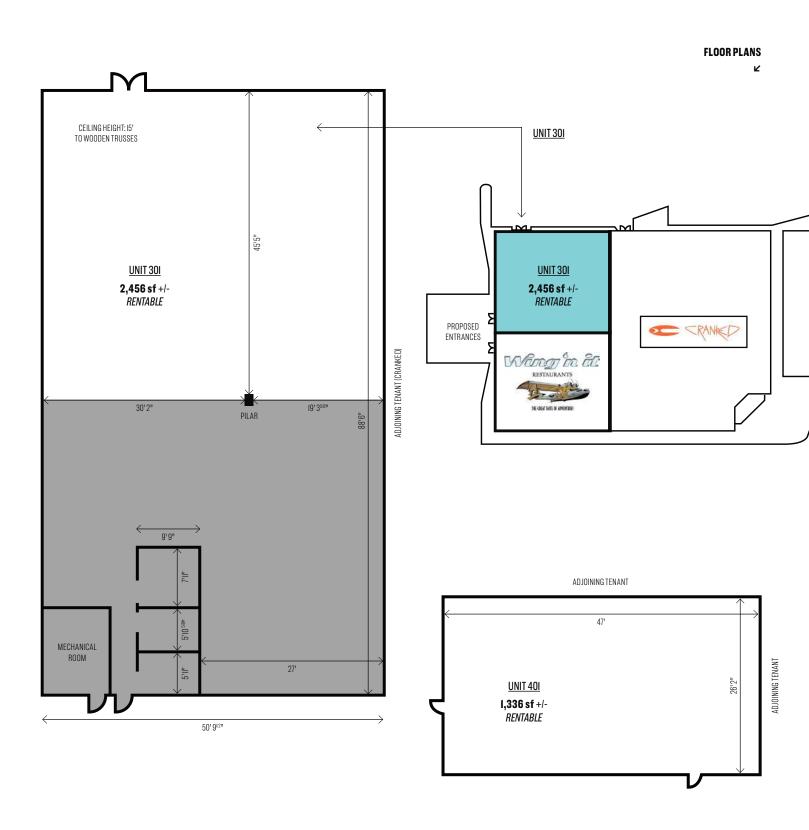
218 +/- FREE SPACES

DEMOGRAPHICS

POPULATION	2KM	ЗКМ	5KM
2020	22,552	37,711	58,374
2025	25,836	43,198	67,148
GROWTH			
2020 - 2025	14.75%	14.64%	15.07%
AVERAGE INCOME			
2020	\$115,081	\$119,532	\$127,012
MEDIAN AGE OF POP.			
2020	34.90	34.30	33.80

VISITUS
300, 525 IITH AVENUE SW
CALGARY, ALBERTA T2R 0C9

JEFF ROBSON PRESIDENT & BROKER jeff@jrmercantile.com 403.770.307I ext 200 ALEX MORRISON ASSOCIATE alex@jrmercantile.com 403.770.3071 ext 204





GENERAL INFORMATION

BEAUTIFUL LOCATION THAT IS SITUATED IN THE RAPIDLY GROWING CITY OF AIRDRIE WITH A POPULATION THAT IS EXPECTED TO NEARLY DOUBLE OVER THE NEXT TEN YEARS. BOASTING EASE OF ACCESSIBILITY FROM QE2 LESS THAN 5 MINUTES FROM THE PROPERTY.

WITH DIRECT EXPOSURE TO THE BUSY INTERSECTION OF MAIN ST AND VETERANS BLVD, THIS CORNER NEVER GOES UNNOTICED.

SHADOW ANCHORED BY BOSTON PIZZA, SUPERSTORE, DOLLARAMA, MARK'S WORK WEARHOUSE, CANADIAN TIRE, ANCHORED BY STARBUCKS, BREWSTER'S.

TRAFFIC COUNTS

- MAIN STREET N AND VETERANS BLVD NW COMING FROM THE QE2: 26,610 VEHICLES / DAY
- MAIN STREET N AND VETERANS BLVD NW GOING SOUTH ON HW567: 21,003 VEHICLES / DAY
- MAIN STREET N GOING NORTH: 14,618 VEHICLES /DAY

SITE PHOTOS

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