



RETAIL SPACE  
**FOR LEASE**

NOLAN HILL CENTRE — 318 NOLANRIDGE CRESCENT NW  
CALGARY, ALBERTA

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## PROPERTY INFORMATION & TRAFFIC COUNTS

<b>LOCATION</b> UNITS 410 & 420, 318 NOLANRIDGE CRESCENT NW	<b>TERM</b> 5-10 YEARS	<b>PARKING</b> SHARED PLAZA PARKING	SYMONS VALLEY PARKWAY NW AND NOLAN HILL DRIVE NW: 9,000 VEHICLES / DAY
<b>AVAILABLE FOR LEASE</b> 410: 1,127 SQ. FT. 420: 1,314 SQ. FT.	<b>LEASE RATE</b> MARKET	<b>TRAFFIC COUNTS</b> SARCEE TRAIL NW AND 112 <sup>TH</sup> AVENUE NW: 17,000 VEHICLES / DAY	
<b>AVAILABLE</b> IMMEDIATELY	<b>TAXES</b> \$10.00 / SQ. FT.	SARCEE TRAIL NW AND SHERWOOD BOULEVARD NW: 10,000 VEHICLES / DAY	
	<b>OPERATING COSTS</b> \$4.00 / SQ. FT.		

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1KM</b>	<b>3KM</b>	<b>5KM</b>
2022	5,903	30,186	103,170
2027	6,510	33,555	116,427
<b>GROWTH</b>			
2022 - 2027	10.28%	11.16%	12.85%
<b>AVERAGE INCOME</b>			
2022	\$123,966	\$132,432	\$146,791
<b>MEDIAN AGE OF POP.</b>			
2022	33.8	34.7	37.1

## GENERAL INFORMATION

PERFECTLY LOCATED RETAIL SPACE, ADJACENT THE GROWING COMMUNITIES OF NOLAN HILL, SAGE HILL AND GLACIER RIDGE.

STRONG EXPOSURE, WITH MORE THAN AMPLE PARKING FOR ANY DESIRED MEDICAL/RETAIL USE.

HIGH TRAFFIC AREA WITH GREAT SIGNAGE OPPORTUNITIES.

## CITY PLAN

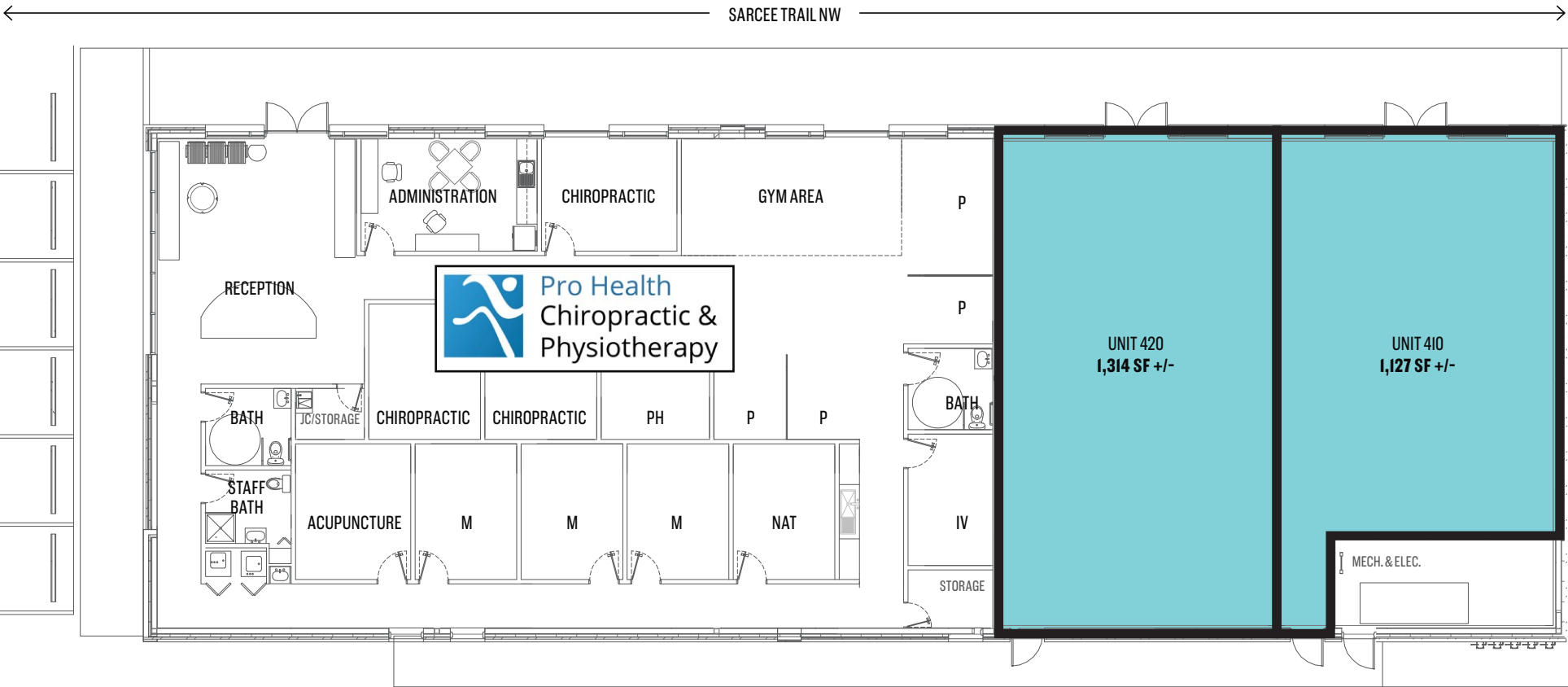


VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
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FLOOR PLAN  
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