



RETAIL SPACE
FOR LEASE

NOLAN HILL CENTRE — 318 NOLANRIDGE CRESCENT NW
CALGARY, ALBERTA

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PROPERTY INFORMATION & TRAFFIC COUNTS

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

DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2022	5,903	30,186	103,170
2027	6,510	33,555	116,427
GROWTH			
2022 - 2027	10.28%	11.16%	12.85%
AVERAGE INCOME			
2022	\$123,966	\$132,432	\$146,791
MEDIAN AGE OF POP.			
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 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

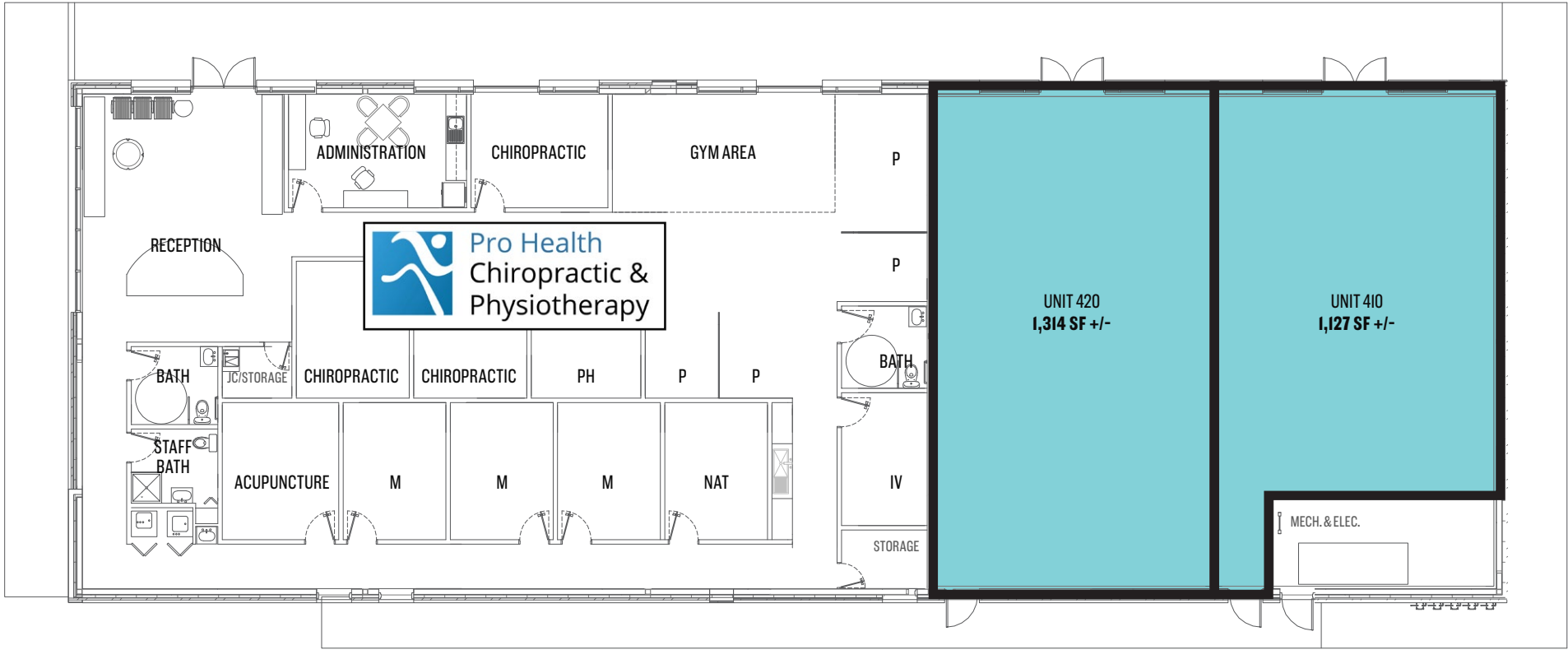
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FLOOR PLAN



← SARCÉE TRAIL NW →



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