

JR
· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

MCKNIGHT TOWNE SQUARE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION #2, 5010 4 TH STREET NE	OPERATING COSTS AND TAXES \$14.67 / SQ. FT.
AVAILABLE FOR LEASE 2,495 SQ. FT.	PARKING 180 SURFACE SPACES
AVAILABLE Immediately – TOP DOGS IS DOWNSIZING	LEASE RATE MARKET
TERM 10 YEARS	ZONING COMMERCIAL – CORRIDOR 3 (C-COR3F#H#)

TRAFFIC COUNTS McKNIGHT BOULEVARD NE: 49,000 VEHICLES / DAY
McKNIGHT BOULEVARD NE AND 4 TH STREET NE: 50,400 VEHICLES / DAY
4th STREET NE AND EDMONTON TRAIL NE: 13,000 VEHICLES / DAY
DEERFOOT TRAIL: 140,220 VEHICLES / DAY

DEMOGRAPHICS

	1KM	3KM	5KM
POPULATION			
2023	4,523	44,857	116,560
2028	5,114	50,940	132,473
GROWTH			
2023 - 2028	13.70%	13.56%	13.65%
AVERAGE INCOME			
2022	\$75,258	\$102,346	\$116,630
MEDIAN AGE OF POP.			
2022	39.2	40.2	39.6

GENERAL INFORMATION

PROMINENTLY SITUATED ON THE CORNER OF McKNIGHT BOULEVARD AND EDMONTON TRAIL NE. RETAIL PROPERTY WITH A MIX OF NATIONAL AND STRONG REGIONAL TENANTS. END CAP OPPORTUNITY IDEAL FOR A SMALL RESTAURANT.

CITY PLAN

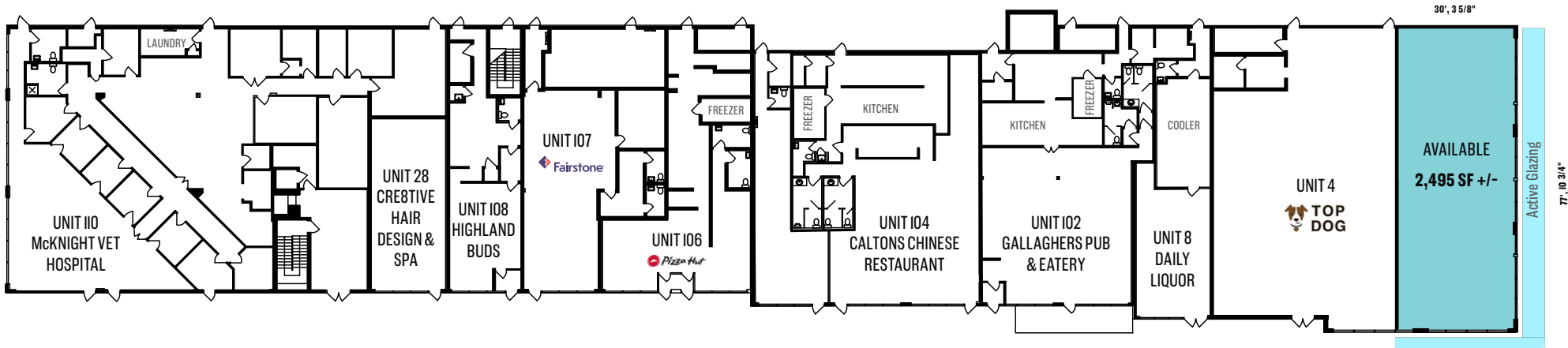


VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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FLOOR PLAN



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