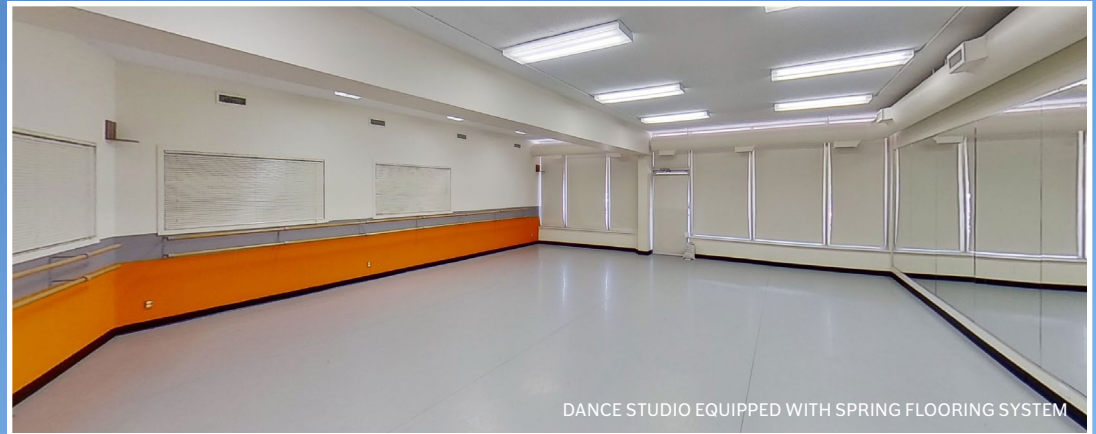




# RETAIL SPACE FOR LEASE

430 ACADIA DRIVE SE  
CALGARY

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DANCE STUDIO EQUIPPED WITH SPRING FLOORING SYSTEM



DANCE STUDIO WAITING AREA





## PROPERTY INFORMATION & TRAFFIC COUNTS

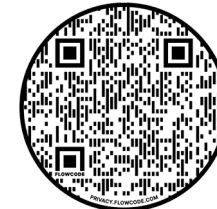
<b>LOCATION</b> 430 ACADIA DRIVE SE CALGARY	<b>ADDITIONAL RENT</b> \$14.10 / SQ. FT.	<b>TRAFFIC COUNTS</b> DEERFOOT AND SOUTHLAND: 139,000 VEHICLES / DAY
<b>AVAILABLE FOR LEASE</b> 1,487 SQ. FT. +/-	<b>TERM</b> 5-10 YEARS	ACADIA DRIVE SE: 8,000 VEHICLES / DAY
<b>AVAILABLE</b> IMMEDIATELY	<b>ZONING</b> C-N2	ACADIA DRIVE SE AND 5TH STREET SE: 7,000 VEHICLES / DAY
<b>LEASE RATE</b> MARKET	<b>PARKING</b> 64 STALLS	

## DEMOGRAPHICS

<b>POPULATION</b>	<b>2KM</b>	<b>3KM</b>	<b>5KM</b>
2023	24,031	53,183	128,500
2028	27,124	60,055	145,714
<b>GROWTH</b>			
2023 - 2028	12.87%	12.92%	13.40%
<b>AVERAGE INCOME</b>			
2023	\$114,713	\$120,613	\$139,467
<b>MEDIAN AGE OF POP.</b>			
2023	42.90	42.50	42.80

## GENERAL INFORMATION

SITUATED IN THE MATURE COMMUNITY OF ACADIA THIS WELL-MAINTAINED STRIP CENTRE FEATURES AN ABUNDANCE OF ON-SITE PARKING, CONVENIENT ACCESS, AND A RECENTLY RENOVATED FACADE. FIXTURED AS A DANCE STUDIO WITH SPRING FLOORING SYSTEM IN PLACE. IDEAL USES INCLUDE FITNESS STUDIO, MEDICAL, WELLNESS, EARLY LEARNING CENTRE, AND LIGHT FOOD USE.



← SCAN HERE FOR  
VIRTUAL TOUR

CITY MAP



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

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