



RETAIL SPACE
FOR LEASE

#20 - 8318 FAIRMOUNT DRIVE
SE CALGARY, ALBERTA

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GENERAL INFORMATION & TRAFFIC COUNTS

- CONVENIENTLY SITUATED ON FAIRMOUNT DRIVE THIS WELL MAINTAINED STRIP CENTRE FEATURES ABUNDANT ON-SITE PARKING, GREAT STREET PRESENCE AND CONVENIENT EGRESS.
- IDEAL USES INCLUDE TAKE-OUT FOOD, RETAIL BOUTIQUE AND PERSONAL SERVICES.
- FORMERLY A PIZZA TAKEOUT RESTAURANT
- IMMEDIATELY ADJACENT TO K-9 SCHOOL

TRAFFIC COUNTS

HERITAGE DRIVE: 23,000 VEHICLES / DAY

FAIRMOUNT DRIVE: 12,000 VEHICLES / DAY

CITY PLAN



PROPERTY INFORMATION

LOCATION	AVAILABLE	LEASE RATE
8318 FAIRMOUNT DRIVE SE	IMMEDIATELY	MARKET
AVAILABLE FOR LEASE	TERM	PARKING
UNIT #20: 1,596 SQ.FT.	5 - 10 YEARS	SPACIOUS LOT PARKING: 31 STALLS AND STREET PARKING
ZONING	OPERATING COSTS	
C-N2	\$10.55 +/- PER SQ.FT	

DEMOGRAPHICS*

POPULATION	2KM	5KM	10KM
2023	27,689	129,765	550,306
2028	30,811	147,072	624,031
GROWTH			
2023 - 2028	11.5%	13.5%	13.5%
AVERAGE INCOME			
2023	\$99,266	\$151,261	\$137,186
MEDIAN AGE OF POP.			
2023	40.8	42.6	39.9

SURROUNDING AMENITIES

ACE LIQUOR	ST. MATTHEW K-9
DOLLAR TREE	SUBWAY
HOMESENSE	WINNERS
LONDON DRUGS	
POPEYES	
SHOPPERS DRUG MART	

SURROUNDING ROUTES

FAIRMOUNT DRIVE
HERITAGE DRIVE
MACLEOD TRAIL

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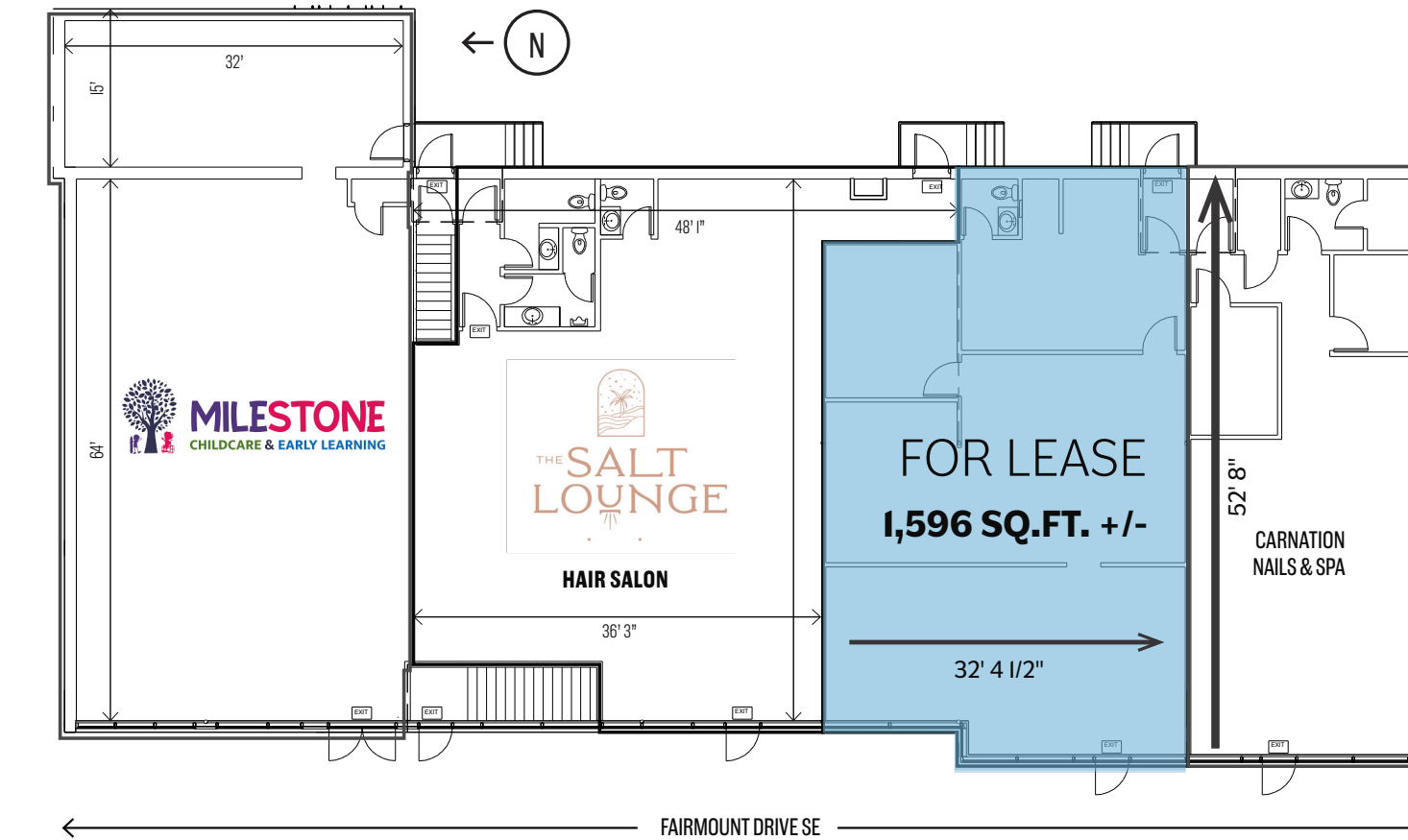
VISIT US
7710 5 STREET SE #202
CALGARY, ALBERTA T2H 2L9

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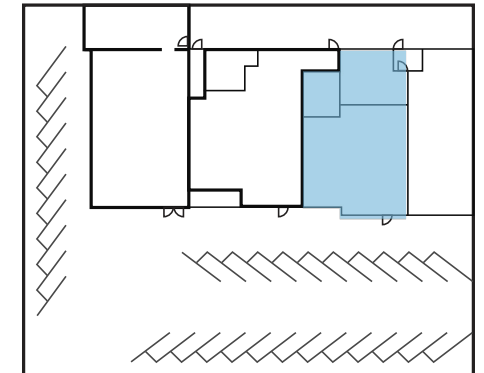
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SITE PLAN



PARKING PLAN



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