

RETAIL SPACE

#20 - 8318 FAIRMOUNT DRIVE SE CALGARY, ALBERTA jrmercantile.com • 403.770.3071

11

\$ 780 %

GENERAL INFORMATION & TRAFFIC COUNTS

HERITAGE DRIVE: 23,000 VEHICLES / DAY FAIRMOUNT DRIVE: 12,000 VEHICLES / DAY

PROPERTY INFORMATION

 CONVENIENTLY SITUATED ON FAIRMOUNT DRIVE THIS WELL MAINTAINED STRIP CENTRE FEATURES ABUNDANT ON-SITE PARKING, GREAT STREET PRESENCE AND CONVENIENT EGRESS. 	LOCATION 8318 FAIRMOUNT DRIVE SE	AVAILABLE IMMEDIATELY	LEASE RATE MARKET	POPULATION 2023 2028	
 IDEAL USES INCLUDE TAKE-OUT FOOD, RETAIL BOUTIQUE AND PERSONAL SERVICES. FORMERLY A PIZZA TAKEOUT RESTAURANT IMMEDIATELY ADJACENT TO K-9 SCHOOL NO RESTAURANT VENTING CURRENTLY IN PLACE 	AVAILABLE FOR LEASE UNIT #20: 1,596 SQ.FT. ZONING	TERM 5 - 10 YEARS OPERATING COSTS	PARKING SPACIOUS LOT PARKING: 31 STALLS AND STREET PARKING	GROWTH 2023 - 2028	1
TRAFFIC COUNTS HERITAGE DRIVE: 23,000 VEHICLES / DAY	C-N2	\$10.55 +/- PER SQ.FT		AVERAGE INCOME	9

CITY PLAN



SURROUNDING AMENITIES

ACE LIQUOR DOLLAR TREE HOMESENSE LONDON DRUGS POPEYES SHOPPERS DRUG MART

DEMOGRAPHICS*

2KM

27,689

30,811

11.5%

5KM

129,765

147,072

13.5%

42.6

\$99,266 \$151,261

10KM

550,306

624,031

13.5%

\$137,186

39.9

ST. MATTHEW K-9 SUBWAY WINNERS

SURROUNDING ROUTES

FAIRMOUNT DRIVE HERITAGE DRIVE MACLEOD TRAIL

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JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com 403.770.3071 ext 200 **GRACE ROBSON** ASSOCIATE grace@jrmercantile.com 403.770.3071 ext 205

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

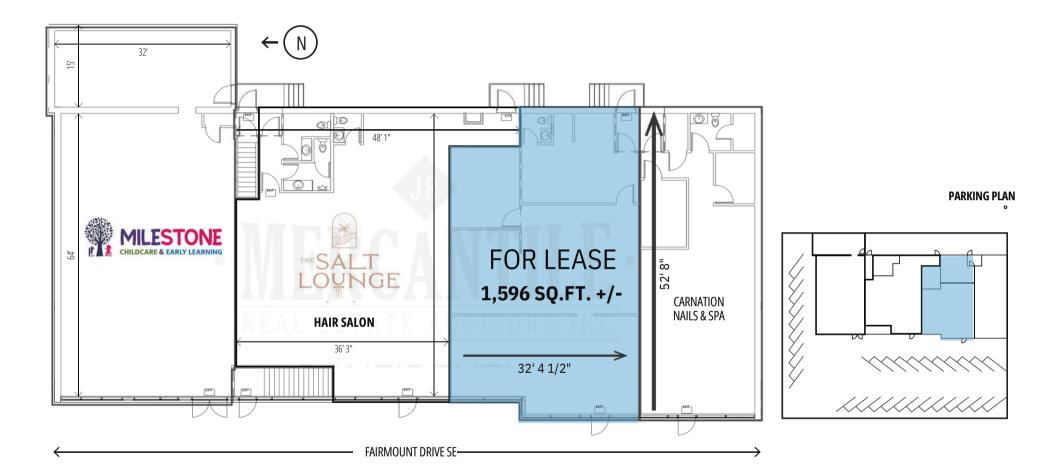
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MEDIAN AGE OF POP. 40.8

2023

SITE PLAN



VISIT US	JEFF ROBSON PRESIDENT & BROKER	GRACE ROBSON ASSOCIAT
7710 5 STREET SE #202	jeff@jrmercantile.com	grace@jrmercantile.com
CALGARY, ALBERTA T2H 2L9	403.770.3071 ext 200	403.770.3071 ext 205
jrmercantile.com		

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