



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
- *NO RESTAURANT VENTING CURRENTLY IN PLACE*

TRAFFIC COUNTS

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

CITY PLAN



PROPERTY INFORMATION

LOCATION

8318 FAIRMOUNT DRIVE SE
AVAILABLE FOR LEASE
UNIT #20: 1,596 SQ.FT.

ZONING

C-N2

AVAILABLE

IMMEDIATELY

TERM

5 - 10 YEARS

OPERATING COSTS

\$10.55 +/- PER SQ.FT

LEASE RATE

MARKET

PARKING

SPACIOUS LOT
PARKING: 31 STALLS
AND STREET PARKING

DEMOGRAPHICS*

POPULATION	2KM	5KM	10KM
2023 2028	27,689 30,811	129,765 147,072	550,306 624,031
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
DOLLAR TREE
HOMESENSE
LONDON DRUGS
POPEYES
SHOPPERS DRUG MART
ST. MATTHEW K-9
SUBWAY
WINNERS

SURROUNDING ROUTES

FAIRMOUNT DRIVE HERITAGE
DRIVE MACLEOD TRAIL

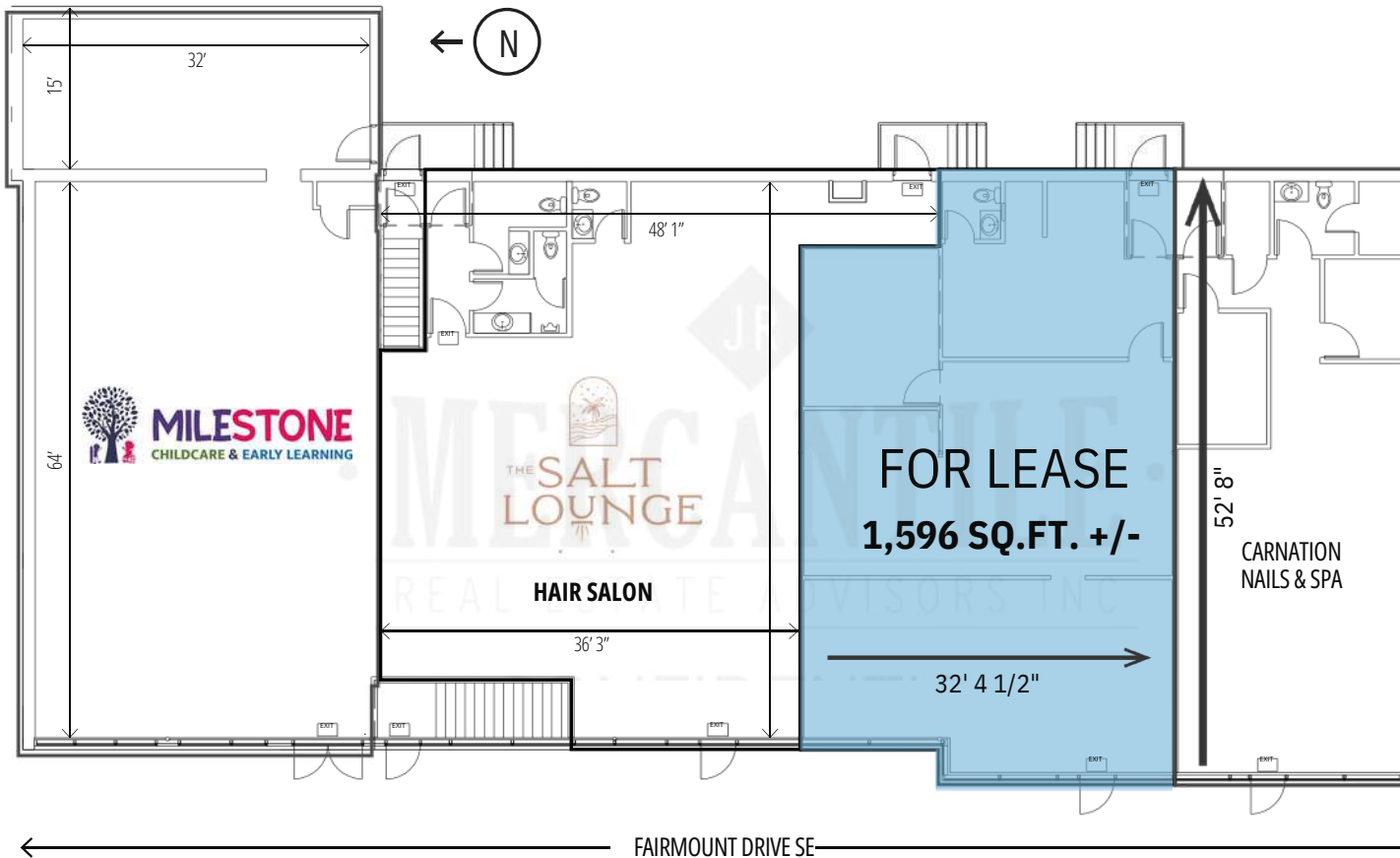
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VISIT US
7710 5 STREET SE #202
CALGARY, ALBERTA T2H 2L9
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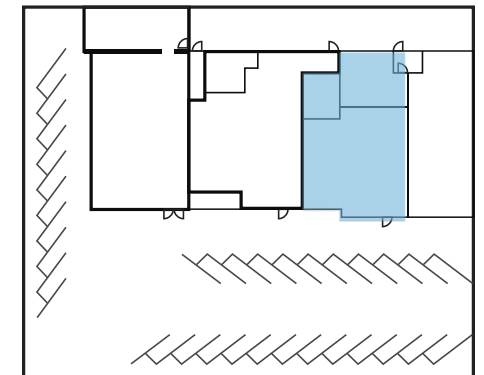
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SITE PLAN



PARKING PLAN



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