



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

RETAIL SPACE

FOR LEASE

5707 Macleod Trail
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 5707 MACLEOD TRAIL, CALGARY ALBERTA	TAXES \$10.00 / SQ.FT.	LEASE RATE MARKET	TRAFFIC COUNTS MACLEOD TRAIL SE & 61 AVENUE SW: 47,000 VEHICLES / DAY
AVAILABLE FOR LEASE 20,241 SQ.FT. +/-	OPERATING COSTS \$10.00 / SQ.FT.	PARKING AMPLE CUSTOMER AND TENANT PARKING	
AVAILABLE SUBJECT TO VACANT POSSESSION	ZONING C-COR2	TERM 5-10 YEARS	

CITY PLAN



DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2023	20,273	173,344	566,152
2028	22,572	194,744	641,614
2033	24,928	215,515	714,552
ANNUAL GROWTH			
2023 - 2028	2.3%	2.5%	2.7%
2023 - 2033	2.3%	2.4%	2.6%
AVERAGE INCOME			
2023	\$199,675	\$146,382	\$139,130
MEDIAN AGE OF POP.			
2023	40.3	39.1	40

GENERAL INFORMATION

- 20,241 SQ.FT. +/- OF SPACE FOR LEASE
- IDEALLY SUITED FOR BIG-BOX RETAILERS
- HIGH VISIBILITY LOCATION
- EASY ACCESS TO MACLEOD TRAIL
- DROP-OFF LOCATION & LOADING
- AMPLE ON-SITE PARKING

LEGEND

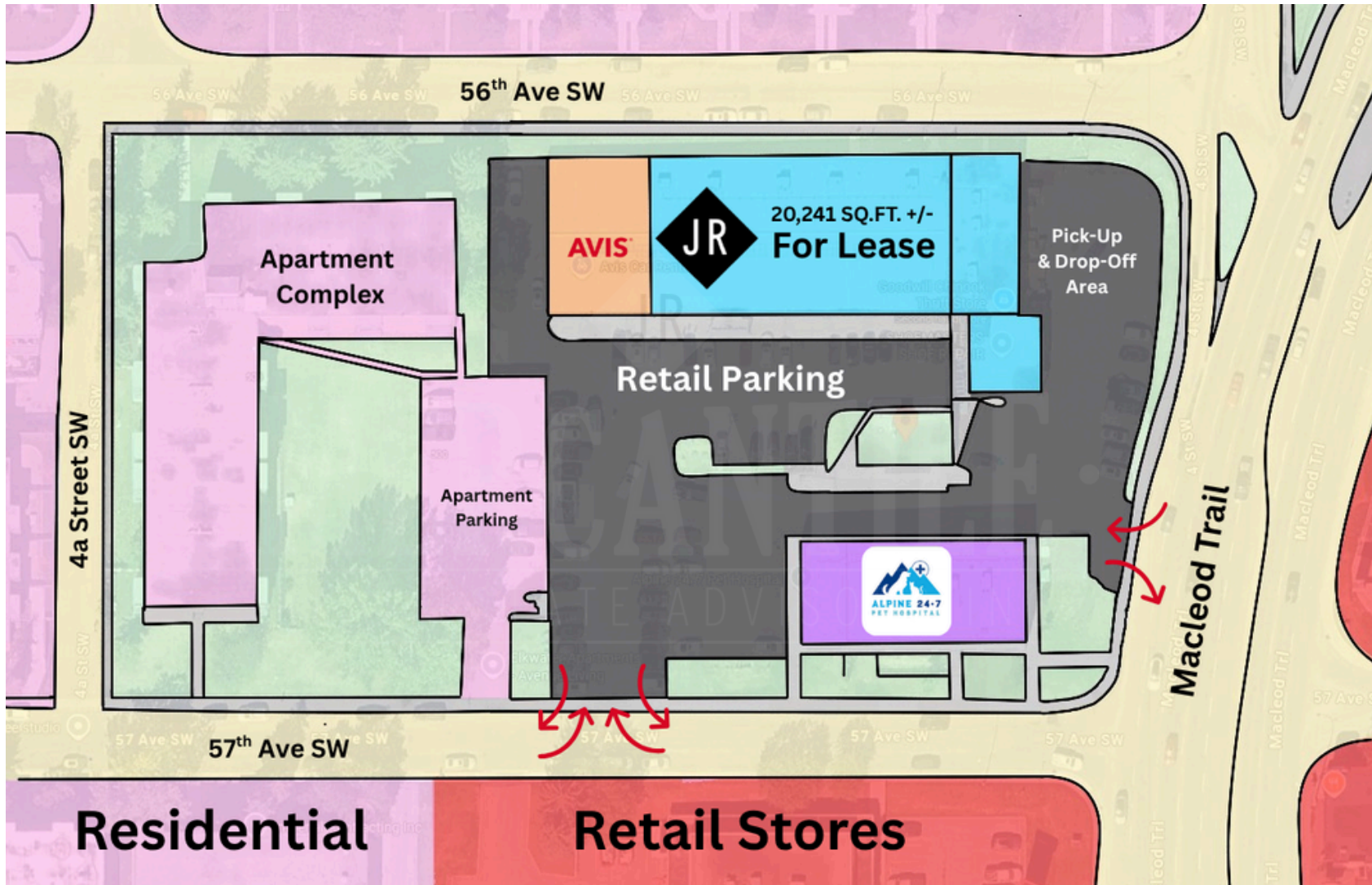
- MACLEOD TRAIL
- 56TH AVENUE SW
- 57TH AVENUE SW
- 58TH AVENUE SW



VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9
jrmercantile.com

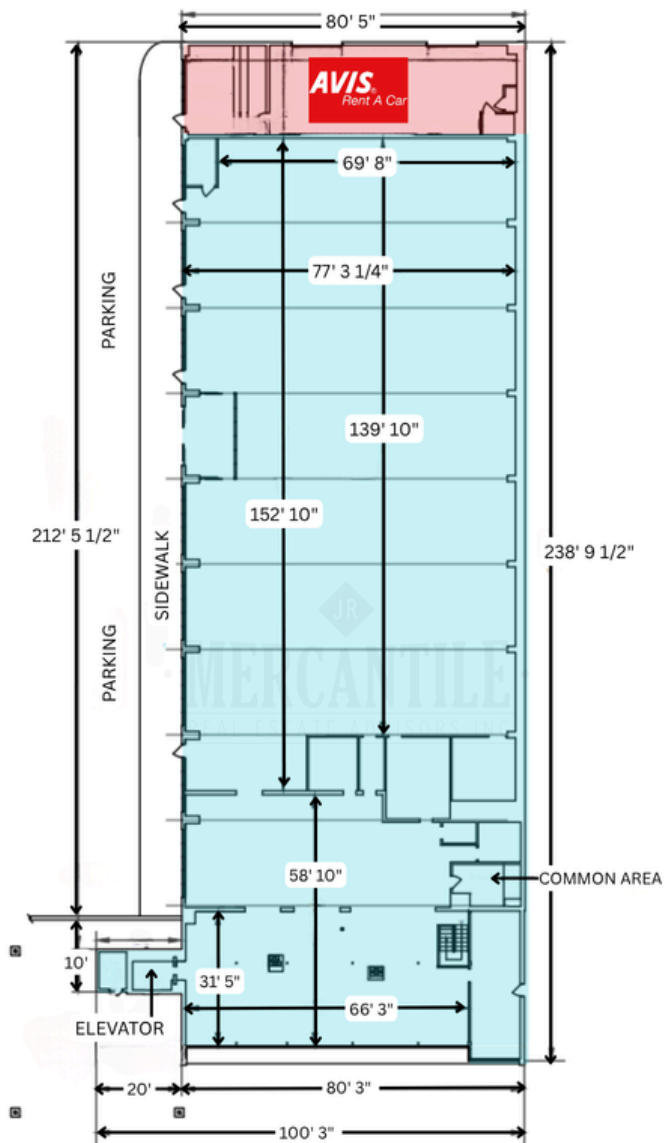
JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

SITE PLAN

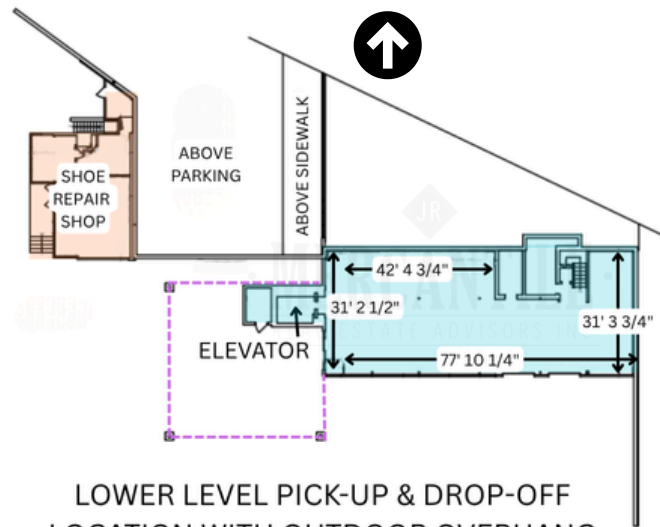


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MAIN FLOOR RETAIL AREA



LOWER LEVEL PICK-UP & DROP-OFF LOCATION WITH OUTDOOR OVERHANG

Site Floor Plans

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