

# FOR LEASE

## SHOPPES AT NW CROSSING

180 Mistatim Road NW, Edmonton, AB



### HIGHLIGHTS

- Exciting opportunity to secure space in the brand new Shoppes at NW Crossing development
- 2,213 sq ft ±
- Shell space ready for Tenant fixturing
- High profile retail location located at the corner of 137 Avenue & Mark Messier (St. Albert) Trail
- Join other retailers including Hampton Inn & Suites, Petro Canada, A&W, Popeye's & more!
- Servicing NW Edmonton & St. Albert area

### CONTACTS

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T 780.448.0800 F 780.426.3007  
#201, 9038-51 Avenue NW, Edmonton, AB T6E 5X4

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	#107, 180 Mistatim Road NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 2021053; Unit: 7
ZONING	CB2 ( <a href="#">General Business Zone</a> )
UNIT #107	2,213 sq ft ±
PARKING	Scramble
BUILT	2020
SIGNAGE	Facade & Pylon
POSSESSION	Immediate

## FINANCIALS

LEASE RATE	\$19.00/sq ft
OPERATING COSTS	\$15.00/sq ft
PYLON SIGNAGE	Available

## PROPERTY HIGHLIGHTS

- Excellent opportunity for various users including retail, medical, professional, restaurant, daycare
- Prominent signage opportunities
- Close proximity to numerous amenities
- Provides exceptional access to the greater Edmonton area via Mark Messier (St. Albert) Trail, 137 Avenue & Anthony Henday
- Ample parking on-site

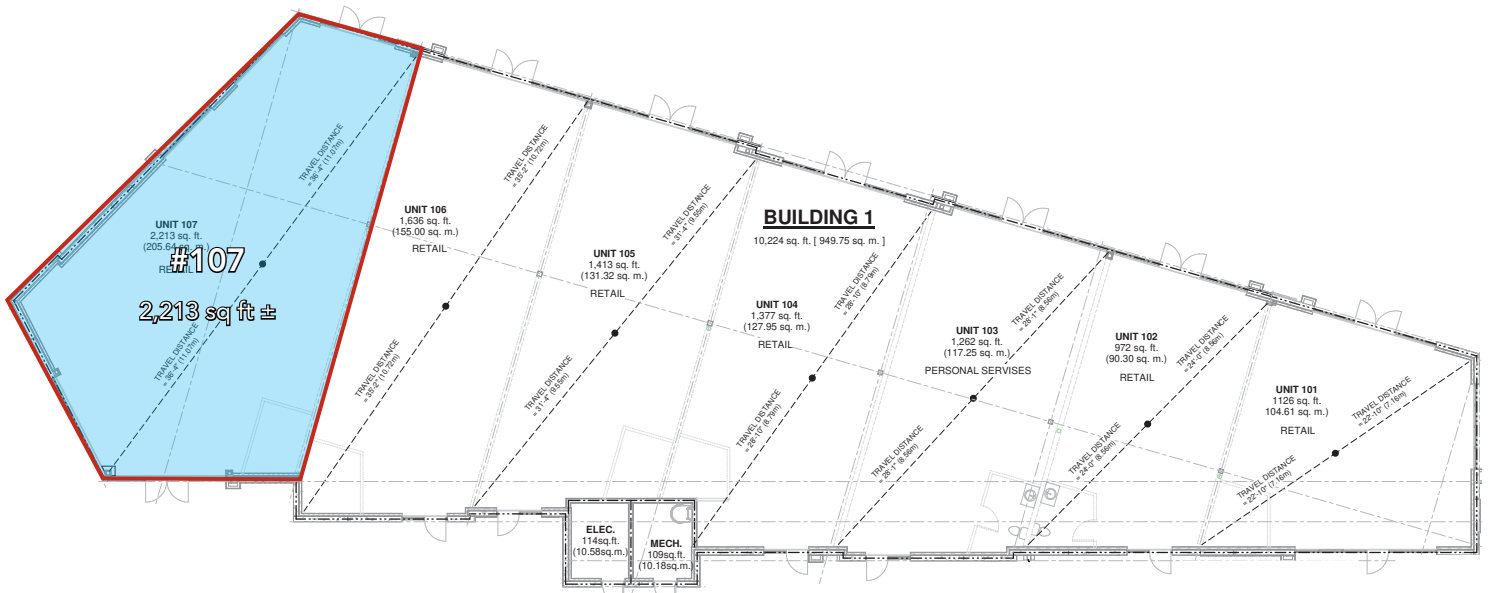


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# FLOOR PLAN | NW Crossing | 180 Mistatim Road NW, Edmonton



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

# PROPERTY LOCATION | NW Crossing | 180 Mistatim Road NW, Edmonton



## DEMOGRAPHICS | NW Crossing

5 km Radius - 2020

### POPULATION



- 111,697 (2020)
- 124,358 (2025)
- 11% proj. growth (2020-2025)

### AGE



- 0-19 = 23.4%
- 20-39 = 30%
- 40-59 = 27.1%
- 60+ = 19.5%

### INCOME



- \$112,259 (average)
- 42% earn + \$100,000

### TRAFFIC (VPD)



- 42,800 (St. Albert Trail)
- 34,911 (Mark Messier)
- 33,600 (137 Avenue)



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*Quality Based on Results, Not Promises.*

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