

| 1,998 SF END-CAP |

RETAIL FOR LEASE



MANNING CROSSING

100 Manning Crossing | Edmonton | AB

- **1,998 SF end-cap with high exposure available for lease adjacent to Safeway**
- Exposure to over 49,300 vehicles per day on Manning Drive and 137 Avenue
- Join Safeway, A&W, Royal Bank, and others in this popular, established shopping centre

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PROPERTY FEATURES

Vacancy	1,998 SF – former optical retail
Municipal	100 Manning Crossing, Edmonton, AB
Legal	Lot 52A, Block 54, Plan 9522940
Access	Manning Drive and 137 Avenue
Zoning	<u>Site Specific Development Control Provision (DC2 (1155) (B))</u>
Basic Rent	Negotiable
Op Costs	\$20.12 (2024 est.)



SITE PLAN

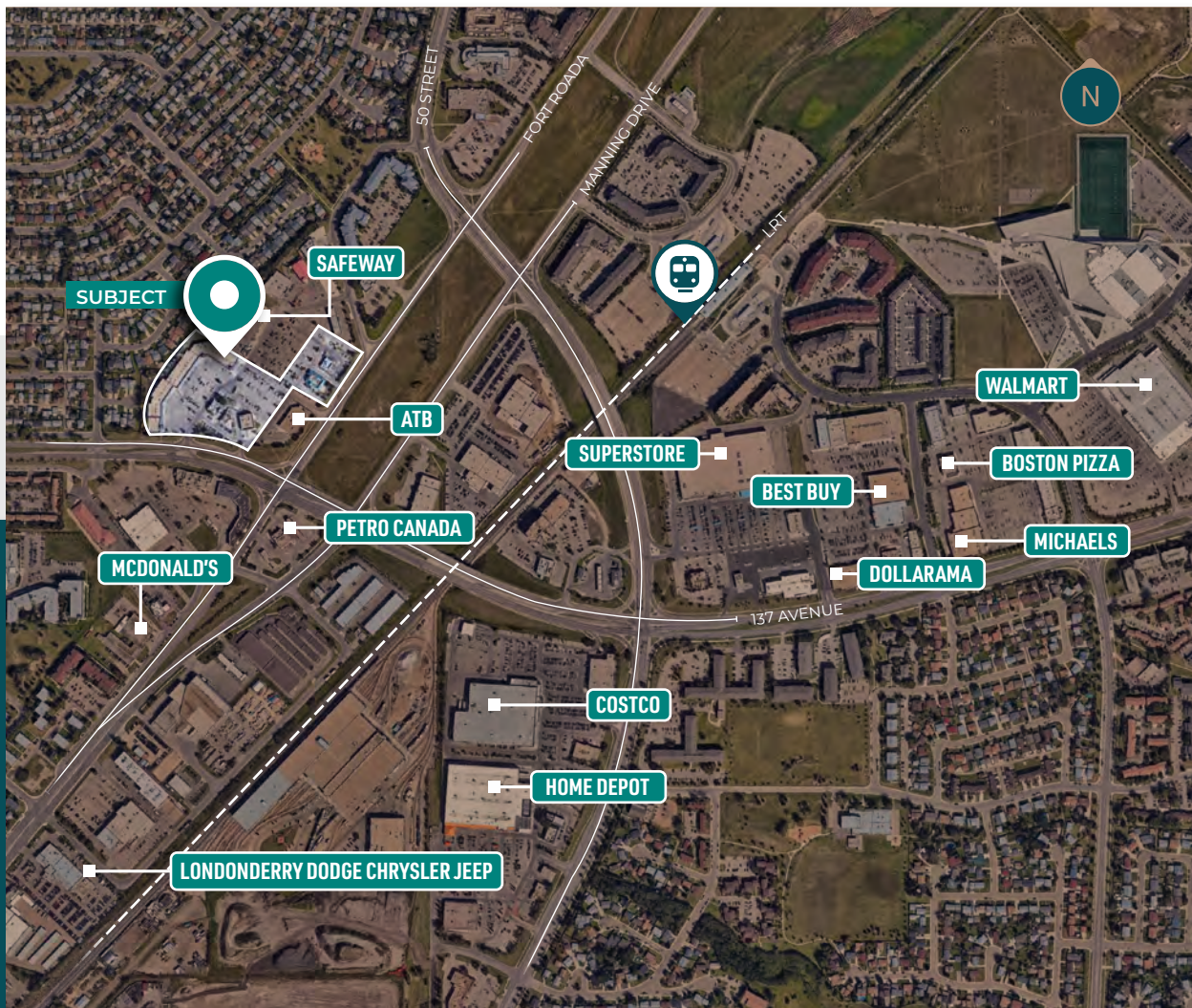


MARKET INSIGHT

Manning Crossin is located in north-east Edmonton on the high traffic intersection of Manning Drive and 137 Avenue.

This shopping centre is situated in a major retail hub, which draws in large volumes of traffic from surrounding neighborhoods.

Manning Crossing benefits from Safeway as its grocery anchor and a balanced mix of retailers that attract a steady customer base. The excellent exposure and accessibility make this a favorable centre for businesses.



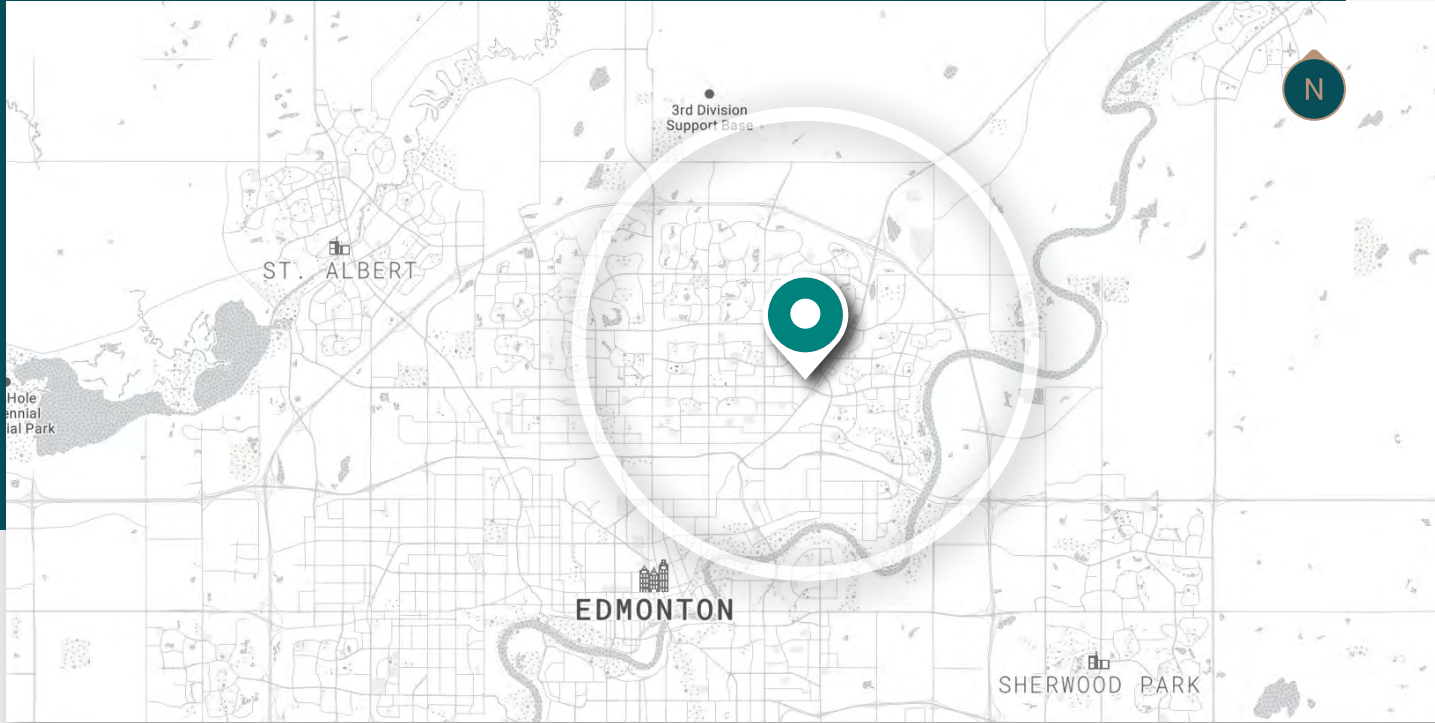
BUSY GROCERY
ANCHORED CENTRE



HIGH TRAFFIC
LOCATION



ESTABLISHED NATIONAL
& LOCAL TENANTS



+ 24,700 VPD ON 137 AVENUE

AREA DEMOGRAPHICS

2 KM RADIUS

30,825

DAYTIME POPULATION

37,680 residents
5.1% growth (2015-2020)
6.7% projected growth (2020-2025)

32.7%

20-39 YRS

0-19 yrs = 24.6%
40-59 yrs = 24.8%
60+ yrs = 17.9%

\$90,175

AVERAGE HOUSEHOLD INCOME

27.9% earn \$60-100,000
35.6% earn \$100,000+

24,700 VPD

ON 137 AVENUE

24,600 VPD on
Manning Drive

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