LIMELIGHT BUILDING 10350 124 Street | Edmonton | AB OMADA COMMERCIAL 1400 Phipps-McKinnon Building 10020 101A Ave, Edmonton AB T5J 3G2 OMADA-CRE.COM | 780.540.5320

# RETAIL FOR LEASE

850 - 2,000 SF

FIXTURED RETAIL & CAFÉ SPACE



- High profile retail and hospitality spaces available immediately
- Located in one of Edmonton's most vibrant high streets
- Take advantage of high quality existing improvements to save on start-up costs
- Oliver is one of Edmonton's densest communities, providing consistent all-day traffic from residents, and office workers
- Excellent accessibility by vehicle, public transit, and active transportation

#### CHRIS KILLINGSWORTH

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#### NIC KRYWOLT

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# **PROPERTY FEATURES**

Vacancy	Fixtured Retai 850 sf	l Space	Fixtured Café Space 2000 sf
Available	Immediately		
Municipal	10350 124 Street, Edmonton, AB		
Legal	Lots 19-20, Black 32, Plan RN22		
Access	124 Street & Stony Plain Road		
Zoning	Mixed Use		
Basic Rent	Market		
Op Costs	CAM. Property Tax. Total		
Signage	Chanel letter fascia		
Parking	Ample meter and street parking available in the immediate area   Covered, heated building parking available at market rates		



## SITE PLAN



### JOIN EDMONTON'S CHARMING Shopping Area on 124 Street

124 STREET IS A PREMIER DESTINATION IN EDMONTON AND ONE OF THE CITY'S MAIN SHOPPING DISTRICTS, WHICH FEATURES LOCAL INDEPENDENT RESTAURANTS, ART GALLERIES, BOUTIQUES, PREMIUM SERVICES AND MORE. The area is characterized by its charm, walkability and low to mid-rise urban form. New, upcoming developments add to the growth and excitement of this district with residential, commercial and mixed-use projects adding to the density and vibrancy of the area.



#### AREA AMENITIES

Art Galleries/Studios Health & Wellness Restaurants Nightlife Shops & Services Fashion Professional Services Markets & Festivals

DEMOGRAPHICS

WITHIN 2KM

### 42,919

DAYTIME POPULATION

47,147 RESIDENTS 8.5% GROWTH (2018-2023) 15.3% PROJECTED GROWTH (2023-2028)

**42.3%** (20-39)

POPULATION AGE

0-19 = 12.1% 40-59 = 23.1% 60 PLUS = 22.5%

### \$99,394

AVERAGE HOUSEHOLD INCOME

26.7% EARN \$60,000 TO \$100,000 33.2% EARN MORE THAN \$100,000