

| SHOPPES OF TERWILLEGAR GARDENS |

14261 23 AVENUE | EDMONTON | AB  
RETAIL FOR LEASE

1,157 SF

[ COMMERCIAL RETAIL UNITS ]



## RARE OPPORTUNITY IN AFFLUENT TERWILLEGAR COMMUNITY

- 1,157 SF fixtured retail space available immediately
- Excellent access and exposure to Rabbit Hill Road & 23 Avenue
- Popular retail hub for Terwillegar/Riverbend area
- Ideal for dental, medical, and various retail uses

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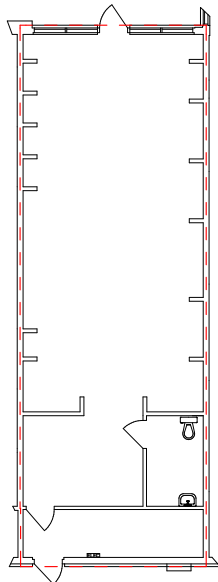
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# PROPERTY FEATURES

<b>Vacancy</b>	1,157 SF	<b>Zoning</b>	CSC (Shopping Centre Zone)
<b>Available</b>	Immediately	<b>Basic Rent</b>	Negotiable
<b>Municipal</b>	14261 23 Avenue, Edmonton, AB	<b>Op Costs</b>	\$25.16 PSF (2024 est.)
<b>Legal</b>	Lot 89, Block 70, Plan 0220792	<b>Parking</b>	Surface stalls at front, rear & side
<b>Access</b>	Rabbit Hill Road & 23 Avenue	<b>Signage</b>	Fascia & pylon



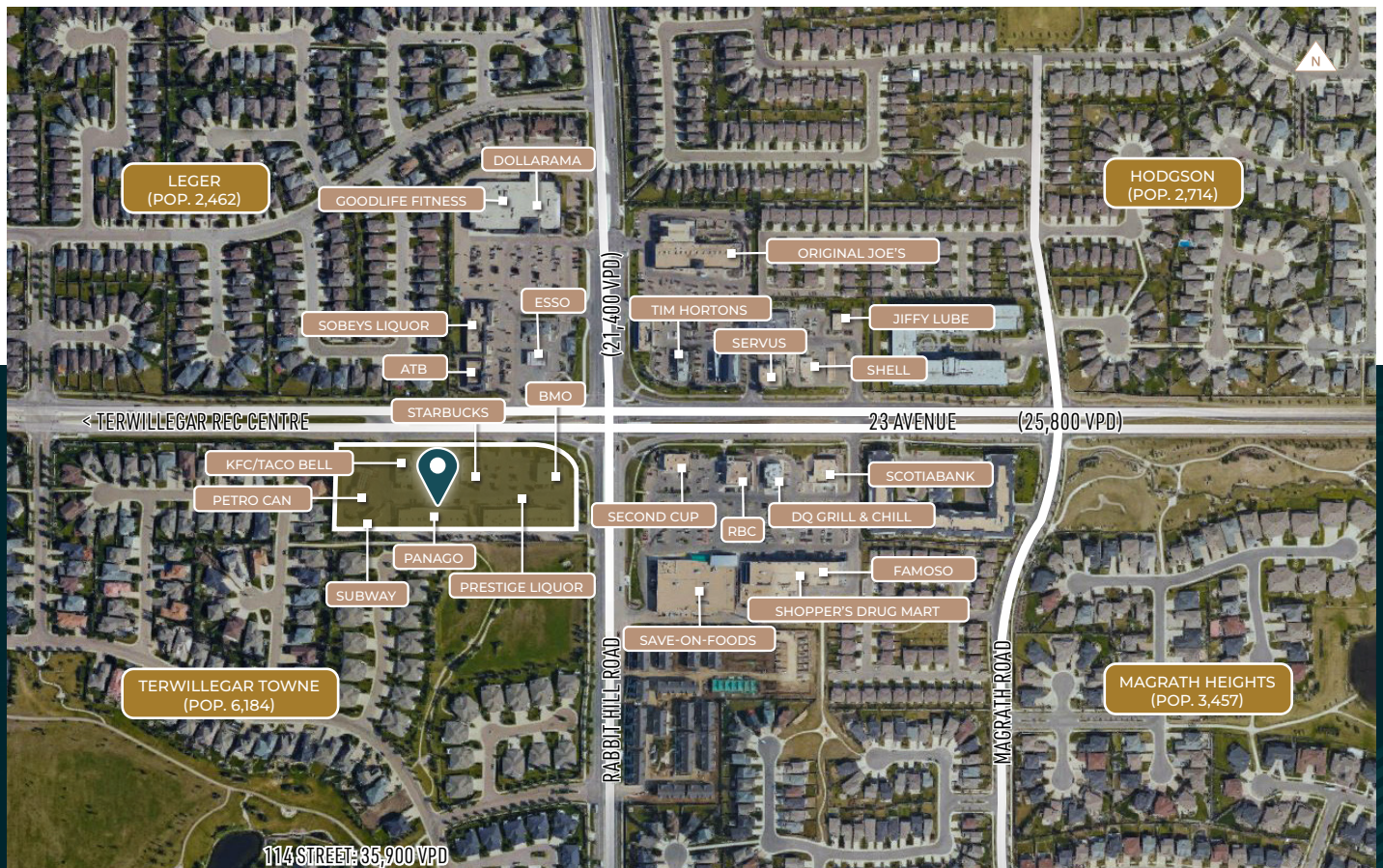
1,157 SF



# PROMINENT RETAIL SHOPPING CENTER

The Shoppes of Terwillegar Gardens is located in an affluent community in Southwest Edmonton. The average household income in the area is \$189,180, which is much higher than the city's average.

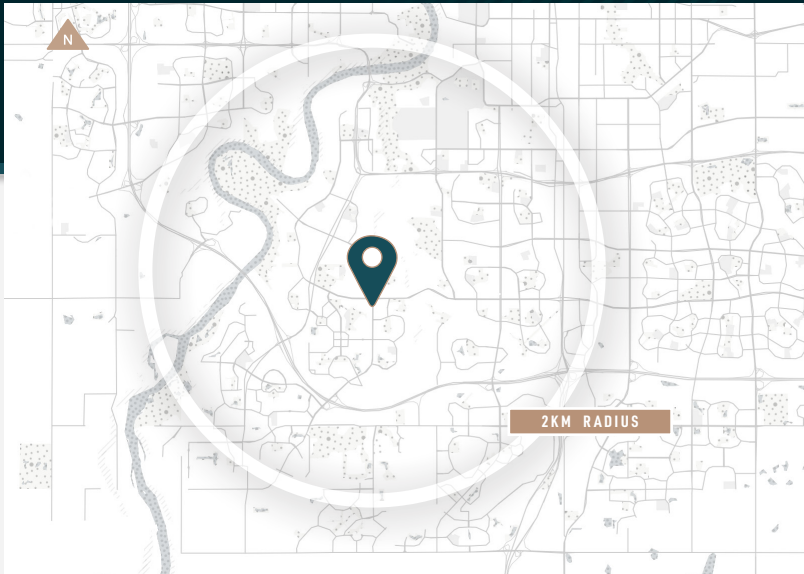
Easily accessible from 23 Avenue and Rabbit Hill Road, this popular retail hub takes advantage of being situated at the intersection of the two major thoroughfares. Take advantage of the opportunity to lease in the desirable Terwillegar neighborhood, and join established local and national tenants.



“ INNOVATIVE COMMERCIAL REAL ESTATE SERVICES ”

# IDEALLY SITUATED

14247 23 AVENUE | EDMONTON | AB



**+ 25,800 VPD ON 23 AVE**

## [ POPULATION ]

**33,841 residents**

21,027 daytime population

5.8% growth (2013-2018)

9.9% projected growth (2018-2023)

## [ INCOME ]

Average household income of \$189,180

21.3% of households earn \$60,000 to \$100,000

**65.3% of households earn more than \$100,000**

## [ AGE ]

0-19 yrs = 25.8%

20-39 yrs = 26.6%

**40-59 yrs = 29.0%**

60+ yrs = 18.6%

## [ TRAFFIC ]

**25,800 VPD on 23 Avenue**

21,400 VPD on Rabbit Hill Road

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