

| SUPERIOR STREET RETAIL |

73 SUPERIOR STREET | DEVON | AB
RETAIL FOR LEASE



UP TO 4,790 SF FREESTANDING BUILDING
WITH DRIVE THRU OPPORTUNITY

- High exposure corner situated along the major commuter corridor of Highway 60 with over 11,000 vehicles per day
- Multiple build to suit options available
- Highway Commercial zoning allows for a variety of uses
- Devon's pro-business stance offers no business tax

GABRIEL LORIEAU

Partner

780.540.5324

gabriel.lorieau@omada-cre.com

BEN ASHWORTH

Associate

780-540-5329

ben.ashworth@omada-cre.com

| OMADA-CRE.COM

| 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL

PROPERTY FEATURES

73 SUPERIOR STREET | DEVON | AB

Vacancy	Up to 4,790 SF	Basic Rent	Negotiable
Municipal	73 Superior Street, Devon, AB	Op Costs	TBD
Legal	Plan 3494TR, Block 17, Lot 9C	Utilities	Separately metered
Zoning	Highway Commercial	Parking	±15 surface level stalls



±10 MINUTES
FROM LEDUC AND
SOUTHWEST EDMONTON



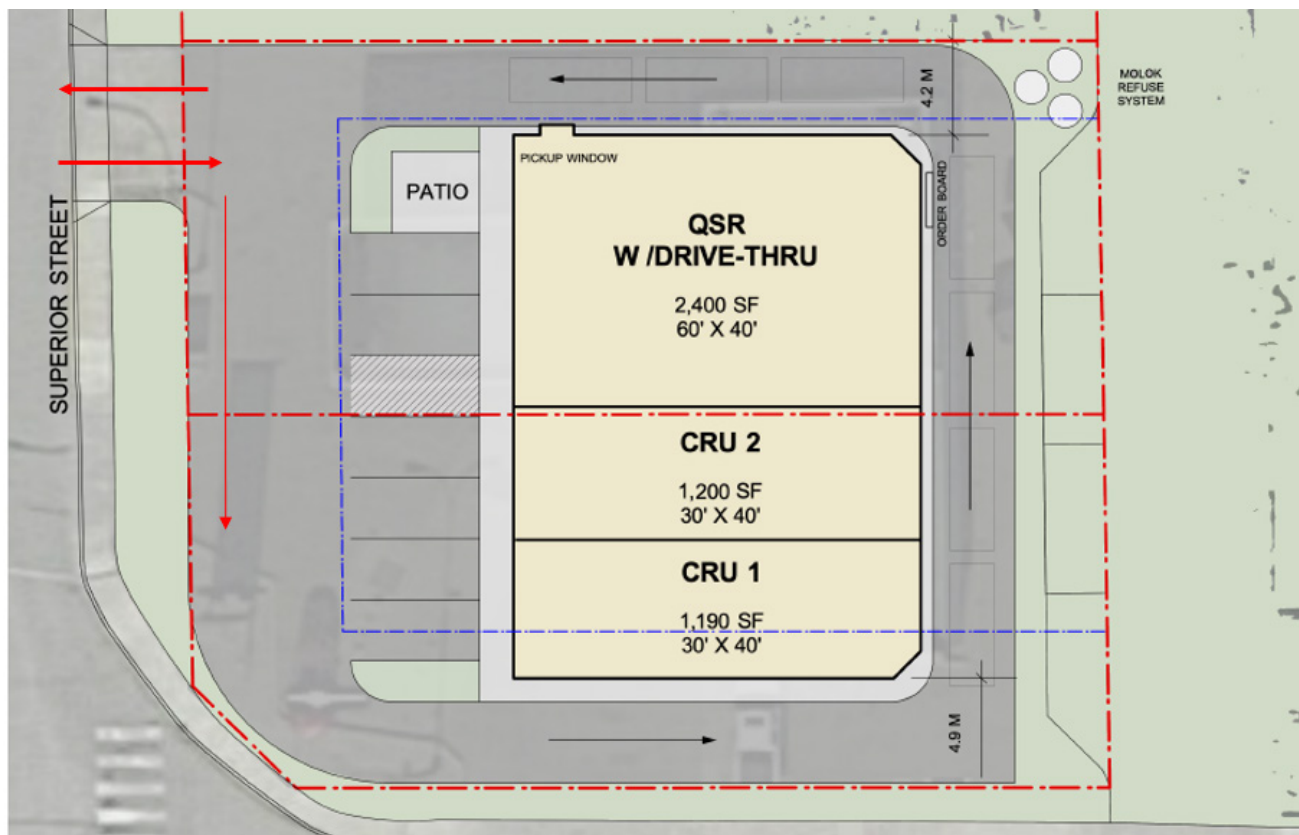
AVERAGE HOUSEHOLD
INCOME OF \$109,205
WITHIN 2KM OF THE SITE



±15 SURFACE
PARKING STALLS

FLOOR PLAN

N



PRIME EXPOSURE TO OVER 11,000 VEHICLES PER DAY ALONG HIGHWAY 60

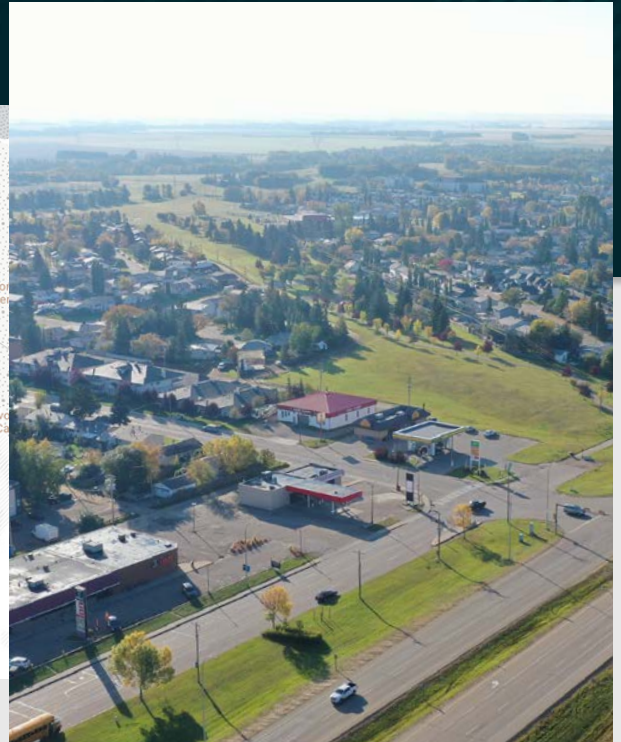
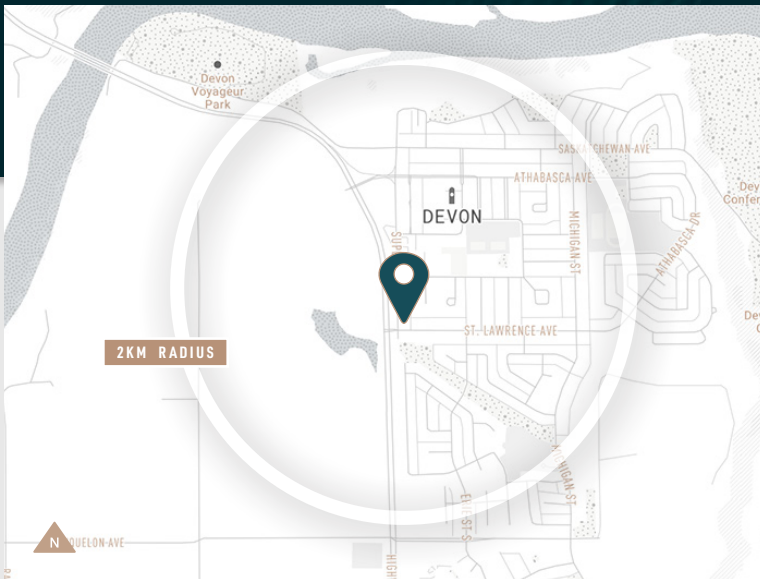
SITUATED ON THE HARD CORNER OF SUPERIOR STREET AND ST. LAWRENCE AVE, THE PROPERTY OFFERS PRIME EXPOSURE TO OVER 11,000 VEHICLES PER DAY ALONG HIGHWAY 60. MERELY A SHORT 15-MINUTE DRIVE SOUTHWEST OF EDMONTON, BUSINESSES IN THIS AREA ENJOY PRIME POSITIONING ALONG SUPERIOR STREET. THE SITE IS THOUGHTFULLY DESIGNED TO ACCOMMODATE A DIVERSE RANGE OF BUILD-TO-SUIT OPTIONS, CATERING TO A WIDE ARRAY OF USES.

Benefitting from its strategic proximity to key transportation arteries and its convenient access to the Edmonton International Airport, Devon serves as a strategic hub for a flourishing commercial community. The town's economic landscape is diverse, spanning sectors such as research and development, petroleum, light manufacturing, tourism, healthcare, education, and a burgeoning service industry. This diversity complements its forward-thinking urban planning, which has consistently fostered robust growth over nearly two decades.



IDEALLY SITUATED

73 SUPERIOR STREET | DEVON | AB



11,080 VPD ON HIGHWAY 60

[POPULATION]

5,537 residents

4,036 daytime population

[INCOME]

Average household income of \$109,205

29.2 % of households earn \$60,000 to \$100,000

44.5% of households earn more than \$100,000

[TRAFFIC]

11,080 VPD on Highway 60

[AGE]

0-19 yrs = 24.0%

20-39 yrs = 24.0%

40-59 yrs = 25.9%

60+ yrs = 26.0%

GABRIEL LORIEAU

Partner

780.540.5324

gabriel.lorieau@omada-cre.com

BEN ASHWORTH

Associate

780-540-5329

ben.ashworth@omada-cre.com

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL