

## LYMBURN CENTRE

7522 178 Street, Edmonton, AB

3,600 SF

EXPOSURE TO BUSY

178 STREET

# RETAIL FOR LEASE

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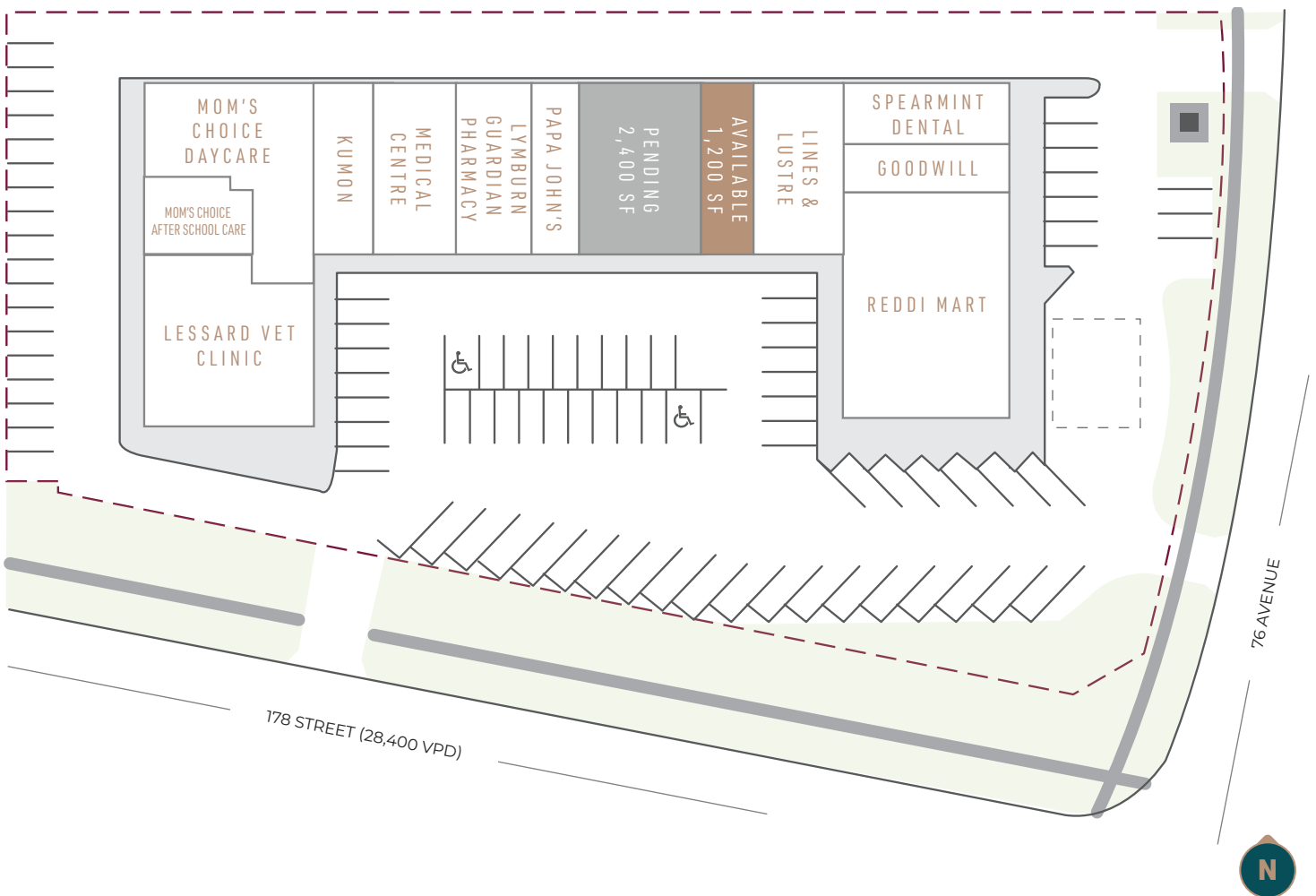
- **±3,600 SF former daycare space (demisable) available immediately**
- Exposure to busy 178 Street, easily accessible from Whitemud Drive
- Surrounded by the mature neighborhoods of Lymburn and Callingwood
- Located nearby amenities of Callingwood Arenas, Jamie Platz YMCA and the Lois Hole Public Library

# PROPERTY FEATURES

Vacancy	± 2,400 SF (Pending) ± 1,200 SF
Available	Immediately
Municipal	7522 178 Street, Edmonton, AB
Legal	Lot 8, Block 21, Plan 7621558
Access	76 Avenue (2x all directional) 178 Street (1x right in right out)

Zoning	CNC
Basic Rent	Negotiable
Op Costs	\$14.00 PSF (2025 est.)
Parking	88 stalls shared surface stalls
Signage	Fascia & pylon

# SITE PLAN



# HIGH VOLUME OF TRAFFIC

Bounded by major Edmonton arterials of the Anthony Henday and Whitemud, Lymburn Centre is strategically located along 178 Street, just south of Whitemud Drive.

The current tenant mix is Kumon, quick serve pizza, daycare and afterschool care, and several medical professional uses. Easily accessible from 178 Street and 76 Avenue via three (3) access points, Lymburn Centre benefits from the high volume of traffic passing in front of the Property. (28,400 VPD on 178 Street)

Lymburn Centre is surrounded by the mature neighborhoods of Lymburn (pop. 6,281), Callingwood North (pop. 2,050) & South (pop. 4,257), and Ormsby Place (pop. 5,585). Located across from Callingwood Park, the Property enjoys close proximity to amenities such as Callingwood Arenas, Jamie Platz YMCA, Lois Hole Public Library and Oscar Romero High School.



HIGH DENSITY  
RESIDENTIAL AREA

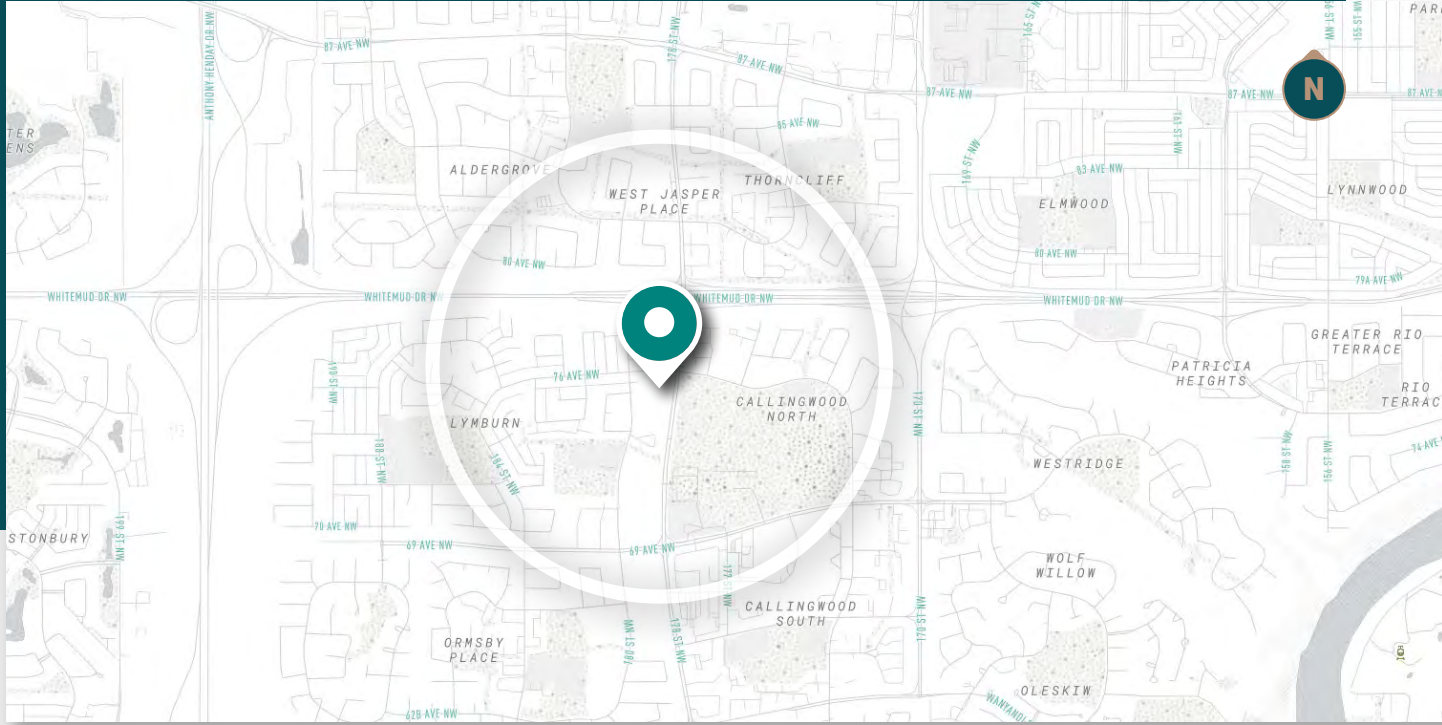


FIXTURED  
SPACE



88 SURFACE  
PARKING STALLS





**+ 28,400 VPD ON 178 STREET**

## AREA DEMOGRAPHICS

2 KM RADIUS

**35,333**

DAYTIME POPULATION

40,737 residents  
2.8% growth (2018-2024)  
3.8% projected growth (2024-2029)

**29.4%**

20-39 YRS

0-19 yrs = 22.4%  
40-59 yrs = 25.2%  
60+ yrs = 23%

**\$121,425**

AVERAGE HOUSEHOLD INCOME

27% earn \$60-100,000  
42.6% earn \$100,000+

**28,400 VPD**

TRAFFIC ON 178 STREET

54,900 VPD on  
Whitemud Drive

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