

| 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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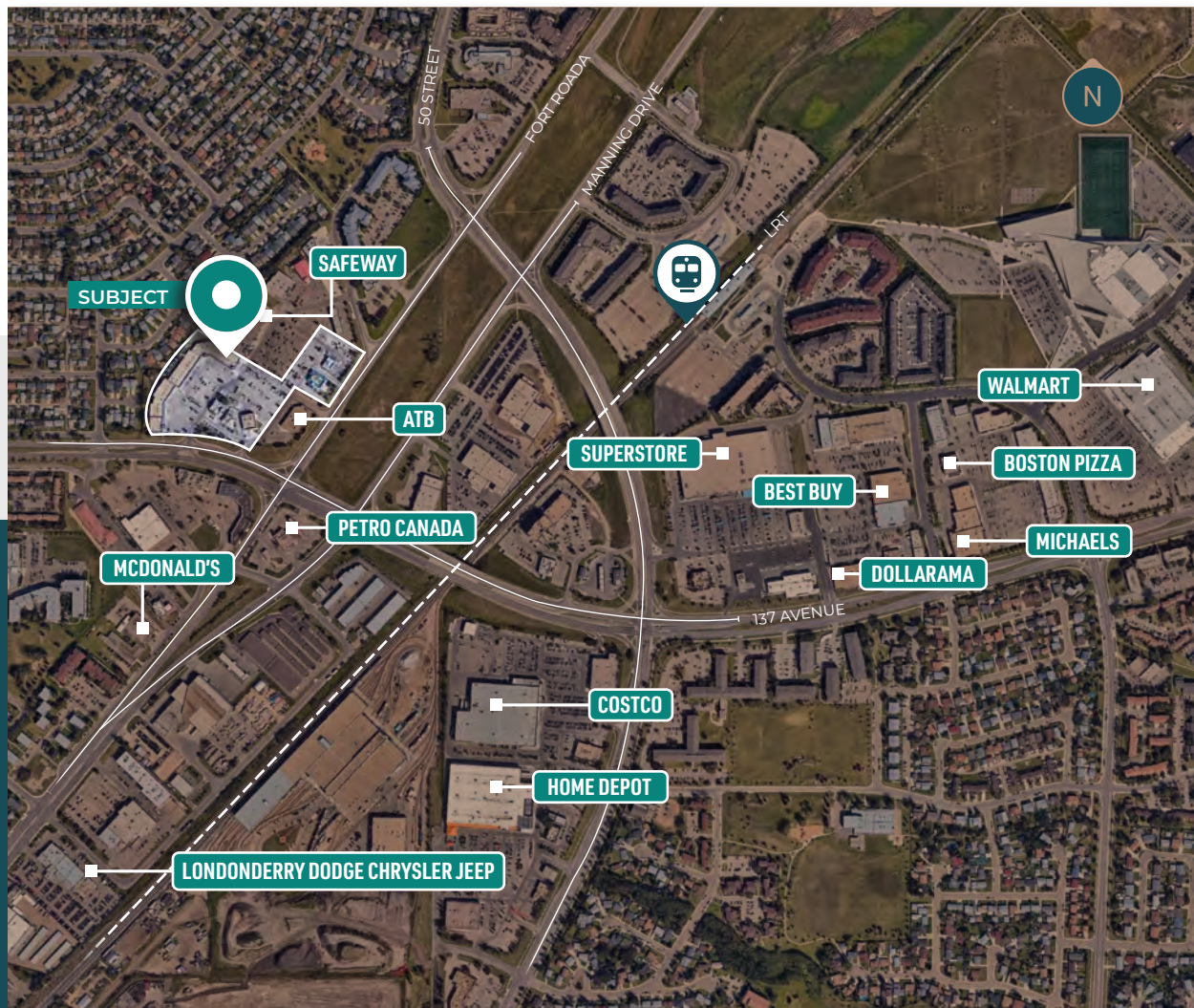


# MARKET INSIGHT

Manning Crossing 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.



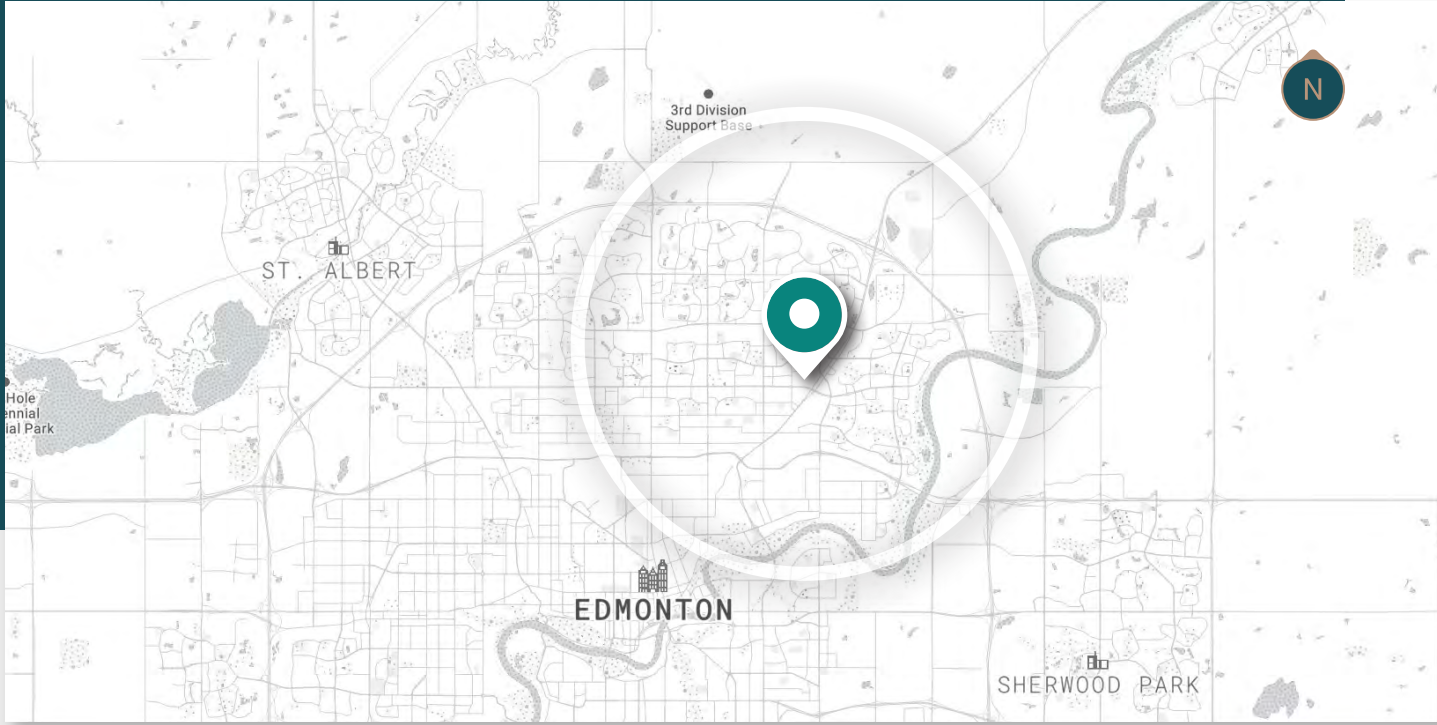
BUSY GROCERY  
ANCHORED CENTRE



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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