| 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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Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	1,998 SF – former optical retail
Municipal	100 Manning Crossing, Edmonton, AB
Legal	Lot 52A, Block 54, Plan 9522940
Access	Manning Drive and 137 Avenue
Zoning	Site Specific Development Control Provision (DC2 (1155) (B))
Basic Rent	Negotiable
Op Costs	$22.13 (2025 est.) + 5% management fee

SITE PLAN

Legend on site plan:
- OUT OF SCHOOL CARE
- Quiznos
- 9ROUND
- DENIM AND SMITH BARBERSHOP
- ELEGANT COURT RESTAURANT
- CHIROPRACTORS
- DENTURE CLINIC
- ROYAL WATCH
- TAILOR
- DAY CARE
- MEDICAL / PHARMACY
- DAYCARE
- CIGAR SHOP
- LIQUOR
- CANNABIS
- RBC
- VO'S NAILS
- MANNING HAIR
- MANNING CROSSING DENTAL CENTRE
- GLOBAL PET FOODS eat.play.love.
- 1,998 SF
- SAFEWAY
- goodwill
- JOEY'S only
- A&W
- Valvoline
- SAFEWAY GAS BAR
- ATB
- Smitty's
- Tim Hortons
- 137 AVENUE (24,700 VPD)
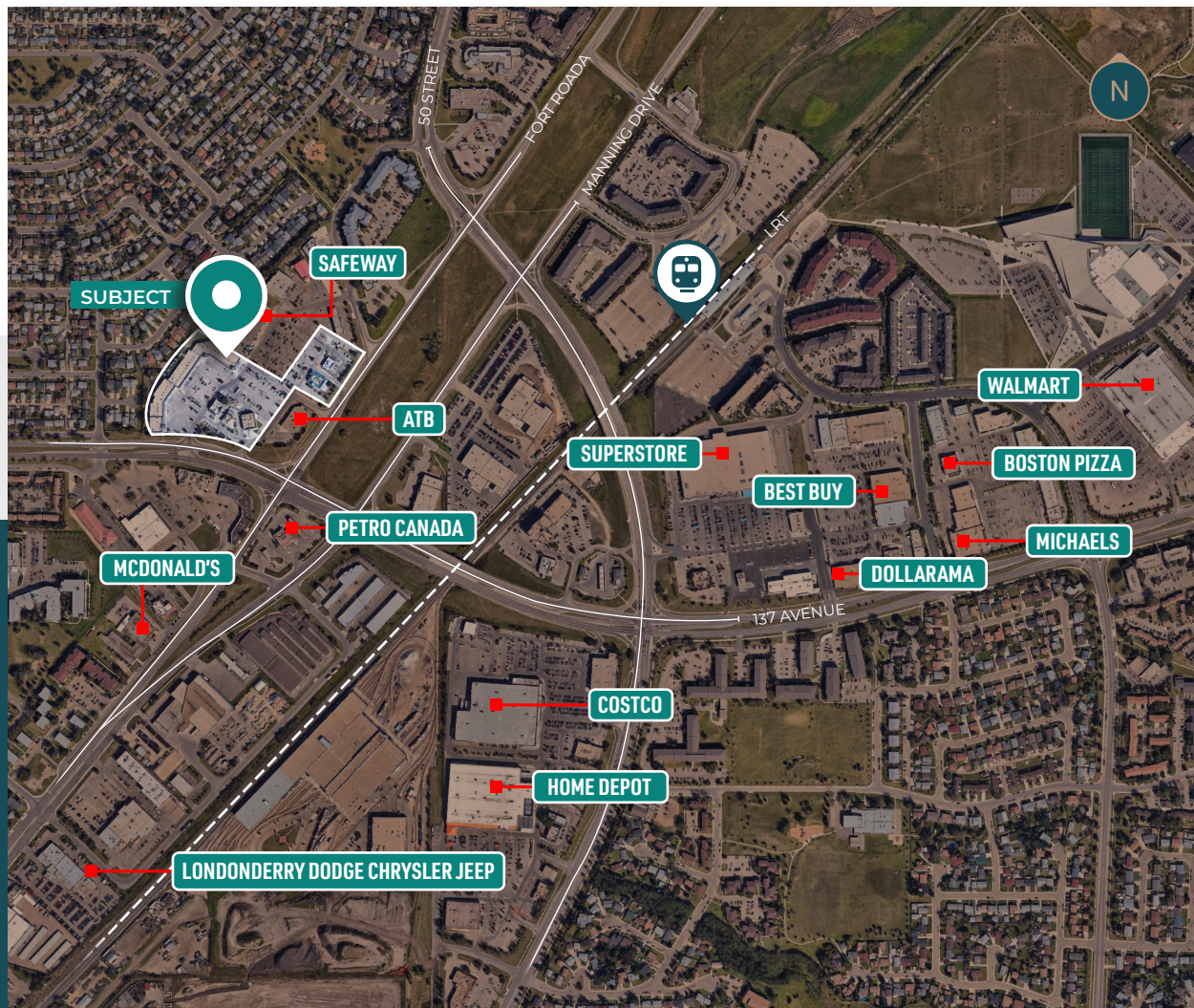- 50A STREET
- MANNING DRIVE (24,600 VPD)
- N

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.
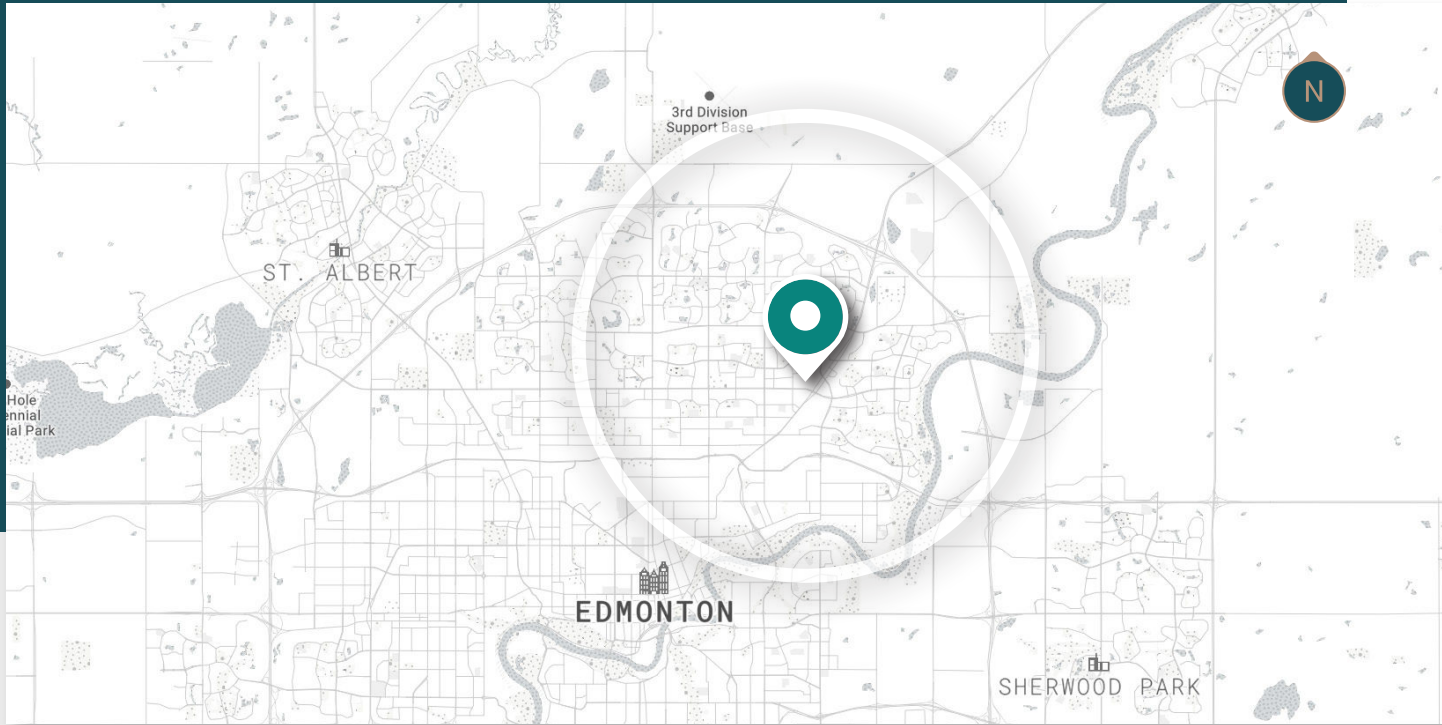

Map labels: N, 50 STREET, FORT ROAD A, MANNING DRIVE, LRT, SUBJECT, SAFEWAY, ATB, WALMART, SUPERSTORE, BOSTON PIZZA, BEST BUY, MICHAELS, DOLLARAMA, PETRO CANADA, MCDONALD'S, 137 AVENUE, COSTCO, HOME DEPOT, LONDONDERRY DODGE CHRYSLER JEEP

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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