

## SOUTHPORT COMMON

Highway 60 & Miquelon Avenue, Devon, AB

MULTIPLE SIZES  
IMMEDIATE AND FUTURE  
OPPORTUNITIES AVAILABLE

# RETAIL FOR LEASE

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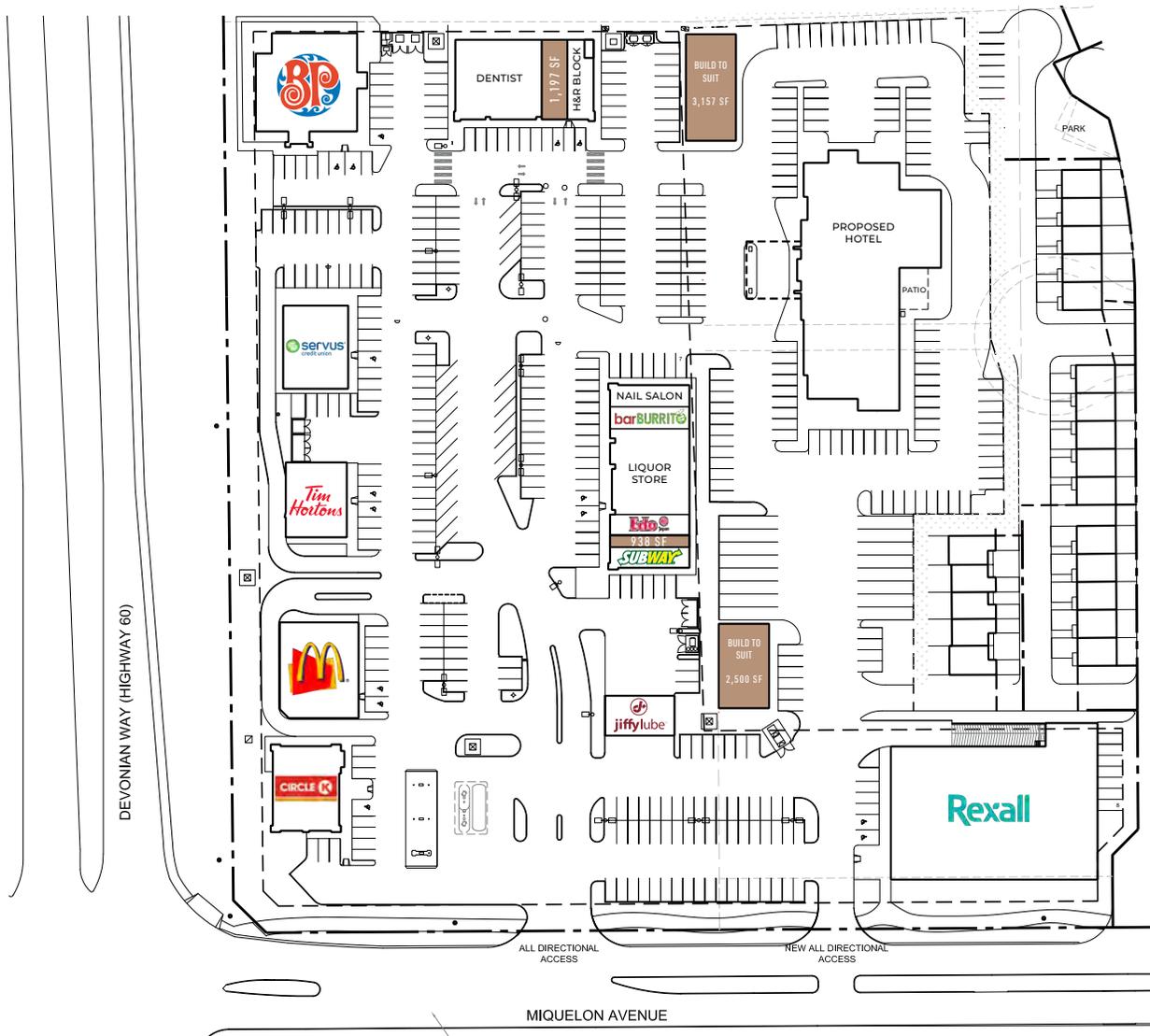


- Devon's new and highest profile Shopping Centre
- Located just 20 minutes from Leduc and Southwest Edmonton
- Next to Devon General Hospital with highway frontage
- Join McDonalds, Boston Pizza, Tim Hortons, Subway, Rexall, Esso and more

# PROPERTY FEATURES

Vacancy	1,197 SF 938 SF Multiple Build To Suit Opportunities	Zoning	C3 (Commercial Corridor)
Municipal	Highway 60 & Miquelon Avenue, Devon, AB	Basic Rent	Negotiable
Legal	Plan 0729826, Block 26, Lot 46	Op Costs	\$10.50 PSF (2025 Est.)
Access	Two (2) points of access on Miquelon Avenue	Parking	Ample surface

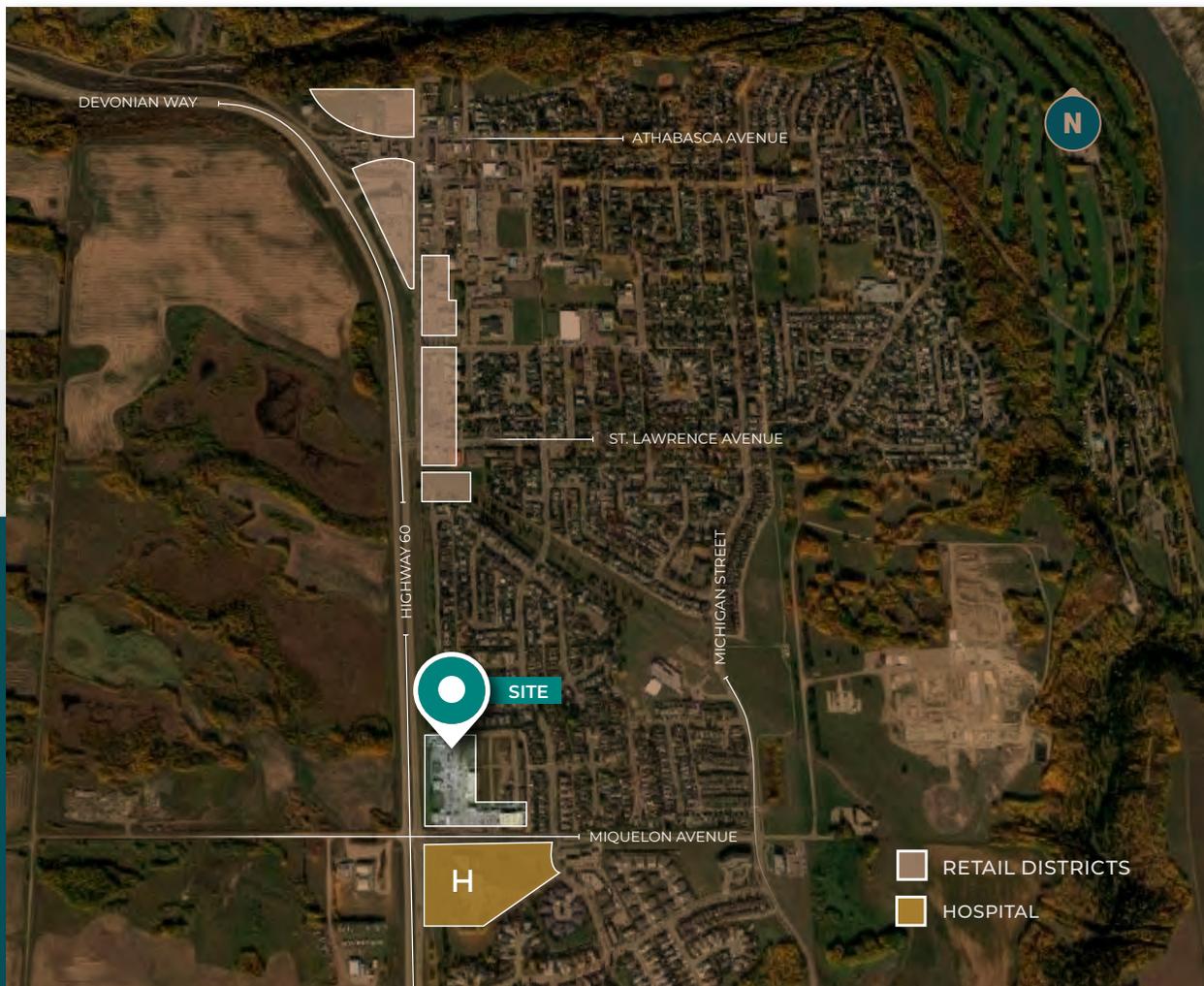
# SITE PLAN



# TITLE FITTING FOR THE OPPORTUNITY WRITE-UP HERE

Devon has a variety of businesses and industries that help to diversify its strong economic base. It is situated within minutes from Edmonton's International Airport as well as the Nisku and Acheson Industrial Parks. The major industries in the town include research and development, oil and gas, light manufacturing, tourism, health, education and a burgeoning service sector.

Major employers in Devon are the Devon Research Centre, Devon General Hospital, BlackGold School Division and the Town of Devon Municipal Office. Devon's growth has been consistent and strong for almost two decades, due to its "future look" planning, as well as its diversified economic base.



# DEMOGRAPHICS

2 KM RADIUS

**5,707**

DAYTIME POPULATION

- 6,984 residents
- 3.8% growth (2018-2024)
- 10.1% projected growth (2024-2029)

**\$126,697**

AVERAGE HOUSEHOLD INCOME

- 23.7% earn \$60-100,000
- 54.3% earn \$100,000+

**25.2%**

20-39 YRS

- 0-19 yrs = 24.7%
- 40-59 yrs = 25.2%
- 60+ yrs = 24.9%



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