

RETAIL FOR LEASE



THE SHOPPES AT CHAPPELLE CROSSING

#19, 6455 Cartmell Place SW, Edmonton, AB

- 1,410 SF inline unit available for lease
- New Development in the high-density neighborhood of Chappelle, one of Edmonton's fastest growing neighbourhoods
- Surrounded by additional growing neighborhoods of Graydon Hill, Paisley, Heritage Valley, Heritage Valley Town Centre and Desrochers
- Ideal for quick service restaurant, fitness, medical, and various retail and professional services

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PROPERTY FEATURES

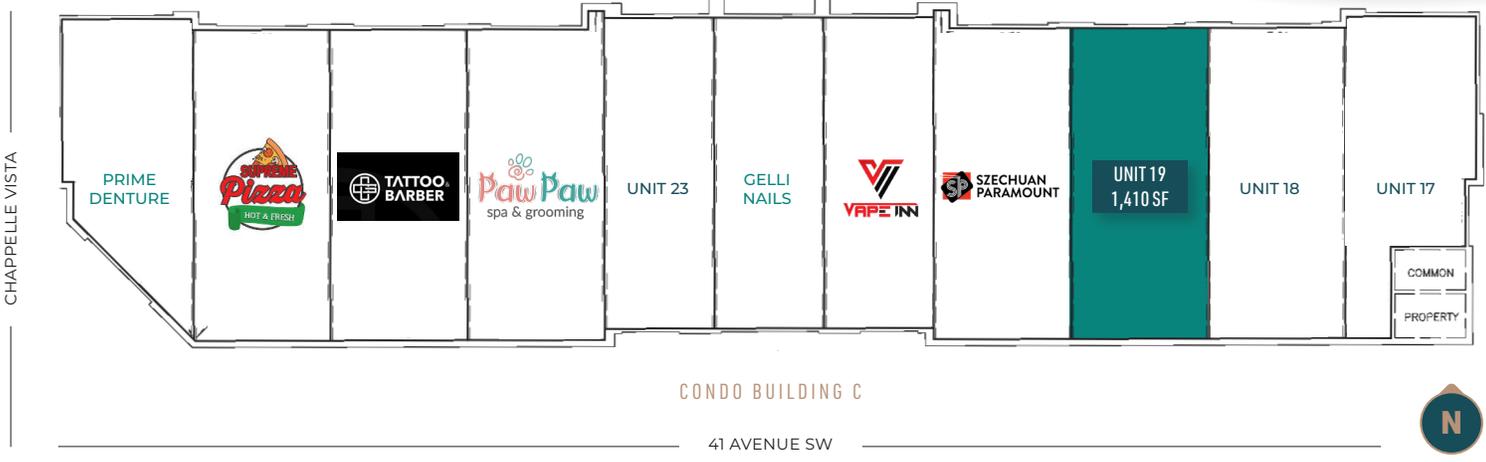
Vacancy	1,410 SF
Available	Immediately
Address	#19, 6455 Cartmell Place SW
Legal	Plan 2021910, Unit 19
Zoning	GC - General Commercial
Basic Rent	Negotiable
Property Tax	\$15.19 (2025 est.)
Condo Fees	\$7.64 (2025 est.)



-  NEW DEVELOPMENT IN GROWING COMMUNITY
-  AMPLE SURFACE PARKING STALLS
-  EXCELLENT EXPOSURE & VISIBILITY



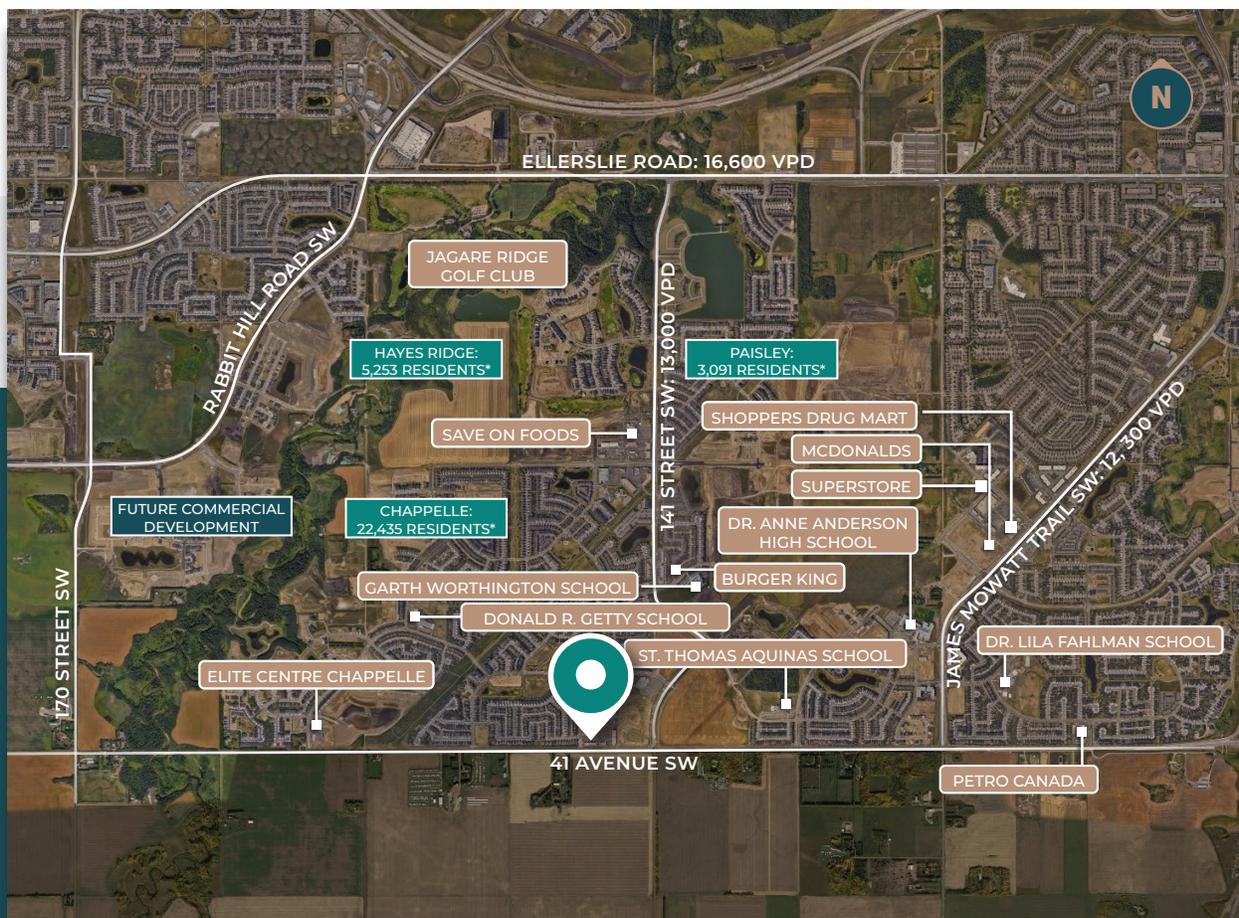
BUILDING PLAN



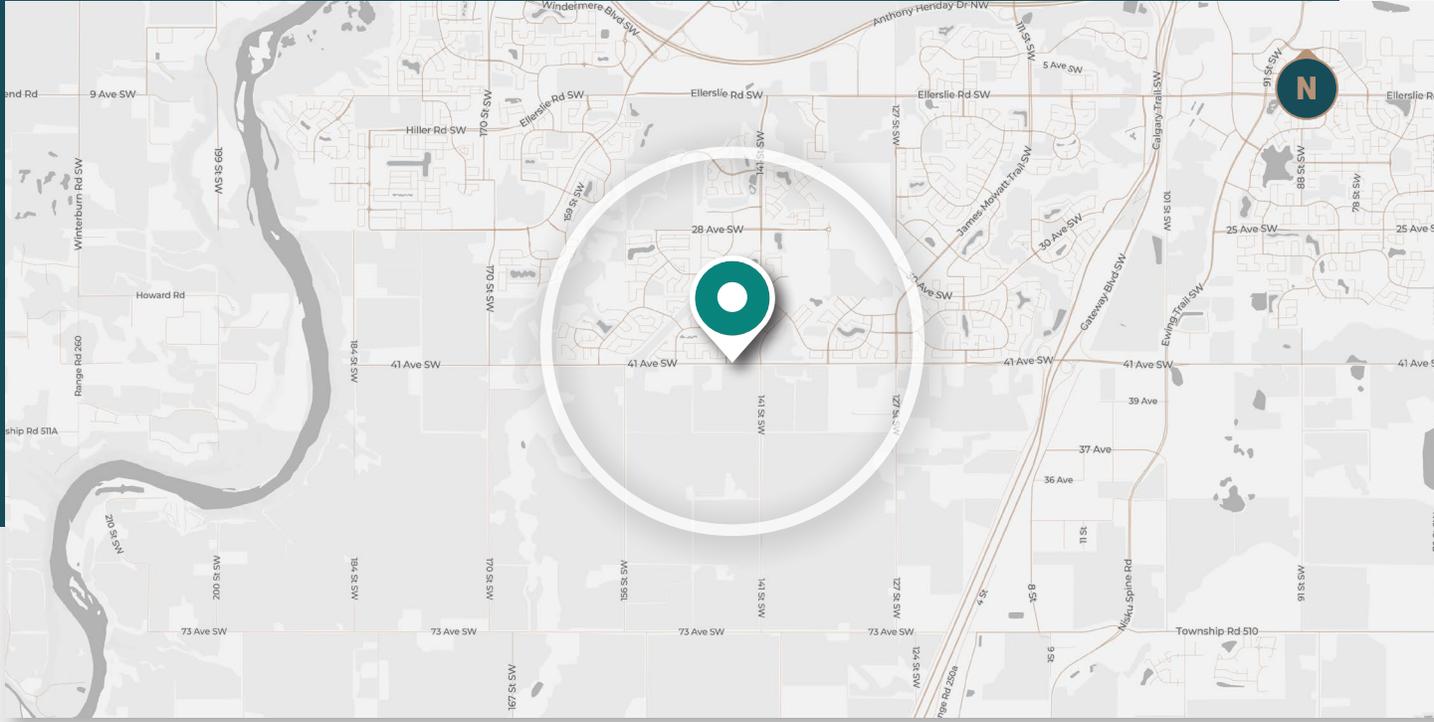
BUSINESS IS THRIVING IN EDMONTON'S SOUTHWEST

Southwest Edmonton is currently experiencing rapid population growth that The Shoppes of Chappelle Crossing are ideally situated to service. More specifically the surrounding area has seen a 58.6% population growth from 2019 to 2024. With an average household income over \$130,000, there is significant potential for businesses to thrive.

The area's strategic location along arterial and collector roadways ensures high visibility and convenient access for future tenants. Furthermore, the Chappelle area's design promotes walkability, with planned sidewalks and pedestrian-friendly corridors that connect residents to open spaces and transit options.



* UPON FULL BUILDOUT



AREA DEMOGRAPHICS

2 KM RADIUS

58.6%

GROWTH (2019-2024)

16,692 residents
9,830 daytime population
20.9% projected growth (2024-2029)

43.1%

20-39 YRS

0-19 yrs = 30.0%
40-59 yrs = 21.9%
60+ yrs = 5.0%

\$130,525

AVERAGE HOUSEHOLD INCOME

24.8% earn \$60-100,000
63.0% earn \$100,000+

13,000 VPD

141 STREET SW

12,300 VPD on James Mowatt Trail SW

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