

| 1,072 SF |

RETAIL FOR LEASE



TERWILLEGAR HEIGHTS TOWNE SQUARE

2327 Rabbit Hill Road, Edmonton, AB

- **1,072 SF available immediately**
- Ideal for restaurant, various retail uses, medical, professional, personal services, etc.
- Excellent exposure to Rabbit Hill Road and 23 Avenue
- Join Tim Hortons, Original Joe's, Servus Credit Union, Shell and more!

GABRIEL LORIEAU

Partner
780.222.4229
gabriel.lorieau@omada-cre.com

ERIC SLATTER

Partner
780.540.5322
eric.slatter@omada-cre.com

| OMADA-CRE.COM | 780.540.5320

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PROPERTY FEATURES

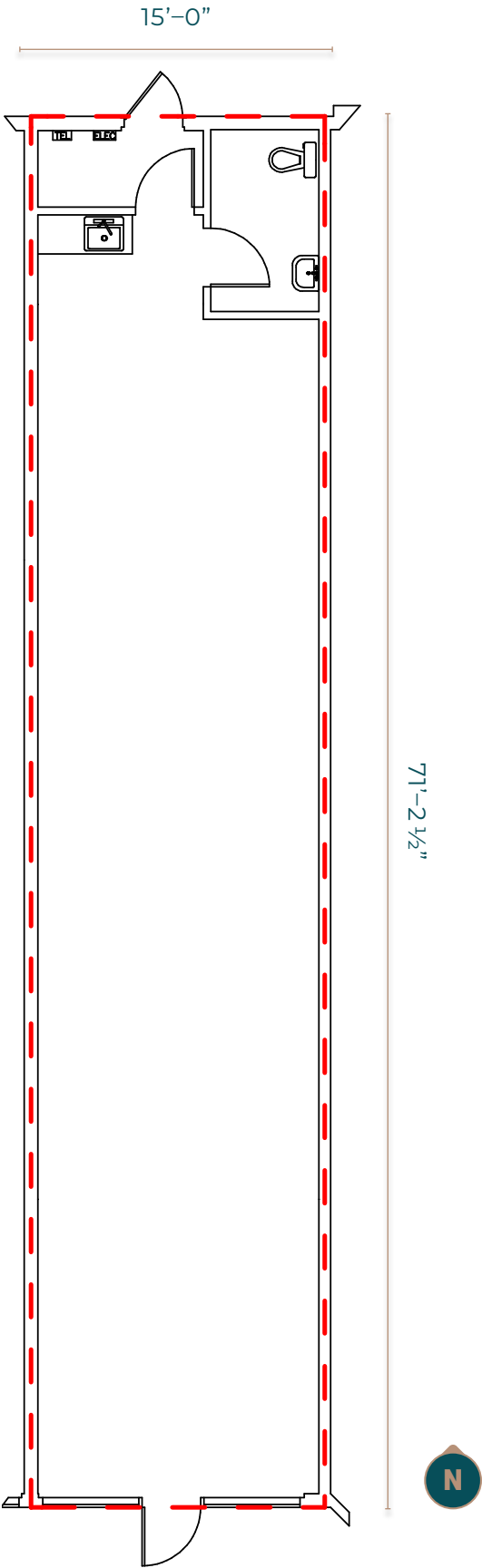
Vacancy	1,072 SF
Municipal	2327 Rabbit Hill Road
Legal	Plan 0421742; Block 165; Lot 100
Access	23 Avenue, Rabbit Hill Road
Zoning	General Commercial (CG)
Basic Rent	Negotiable
Op Costs	\$23.63 PSF (2025 est.)
Parking	Ample surface parking
Signage	Fascia, Pylon
Tenant Mix	Tim Horton's, Original Joe's, Servus Credit Union, Shell, Petrolia Dental, etc.



SITE PLAN



CERTIFIED MEASUREMENT



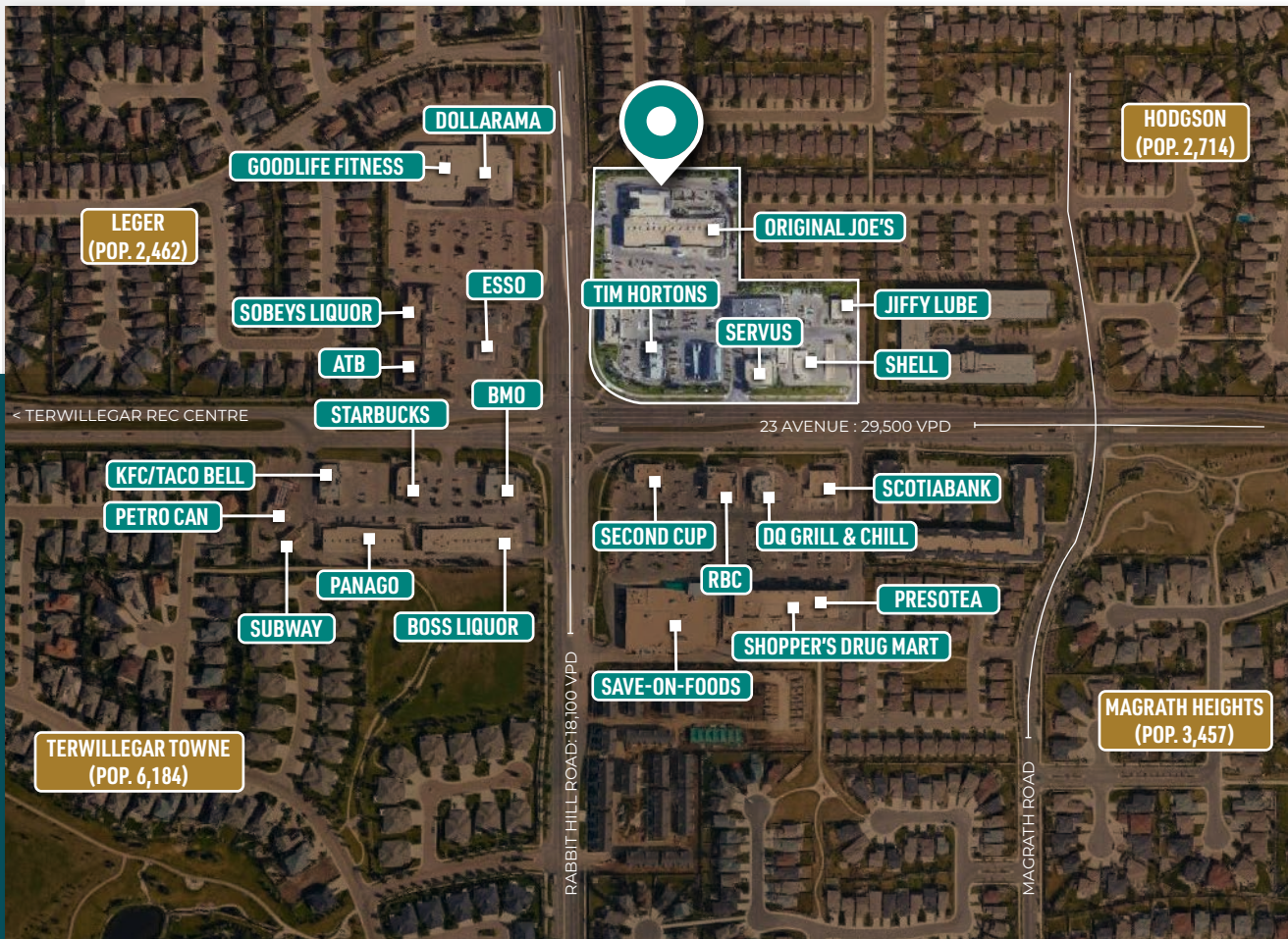
1,072 SF
AVAILABLE FOR LEASE



TERWILLEGAR HEIGHTS TOWNE SQUARE OPPORTUNITY

TERWILLEGAR HEIGHTS TOWNE SQUARE IS SITUATED IN ONE OF THE MORE AFFLUENT COMMUNITIES IN EDMONTON WITH AN AVERAGE HOUSEHOLD INCOME OF \$179,564 PER YEAR.

The Shopping Centre has proven to be one of the most successful Shopping Centres in SW Edmonton with low historical vacancies. Terwillegar Heights Towne Square offers a rare opportunity to lease functional space in Terwillegar with convenient access for clients and customers. Join the buzz along with established local and national tenants!



DEMOGRAPHICS

2 KM RADIUS

40,148

DAYTIME POPULATION

68,312 residents
9.7% growth (2015-2020)
12.5% projected growth (2020-2025)

\$179,564

AVERAGE HOUSEHOLD INCOME

19.8% earn \$60-100,000
61.9% earn \$100,000+

27.6%

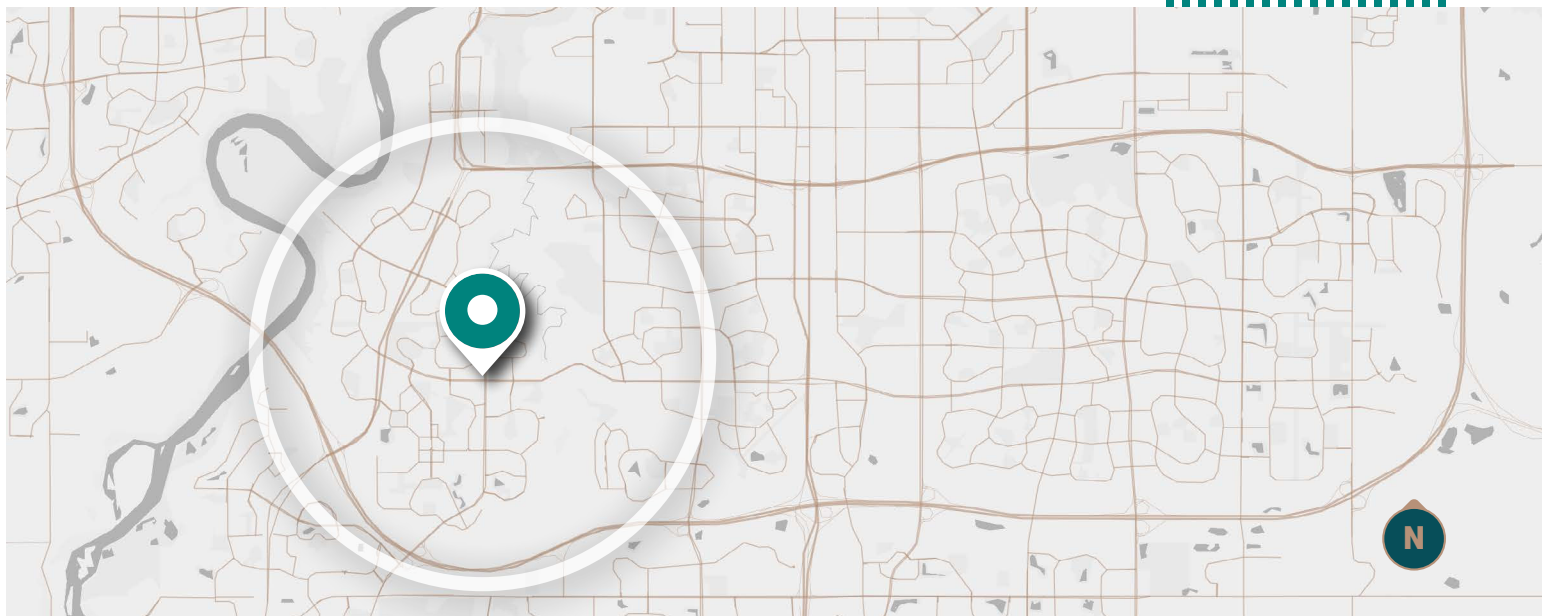
40-59 YRS

0-19 yrs = 25.3%
20-39 yrs = 26.4%
60+ yrs = 20.7%

29,500

VPD ON 23 AVENUE

18,100 VPD on Rabbit Hill Road
29,500 VPD on 23 Avenue



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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

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