

SUMMER BREEZE SHOPPING PLAZA

4116 Calgary Trail NW, Edmonton, AB

RETAIL FOR LEASE

±6,323 SF

PROMINENTLY LOCATED
ON CALGARY TRAIL



- High exposure location off Calgary Trail (southbound) and Whitemud Drive
- Major Retail Corridor
- Ideal for veterinary clinics, personal services, professional offices, or general retail
- Join Lordco Auto Parts, Sleep Country, A&W, Sherwin-Williams and more

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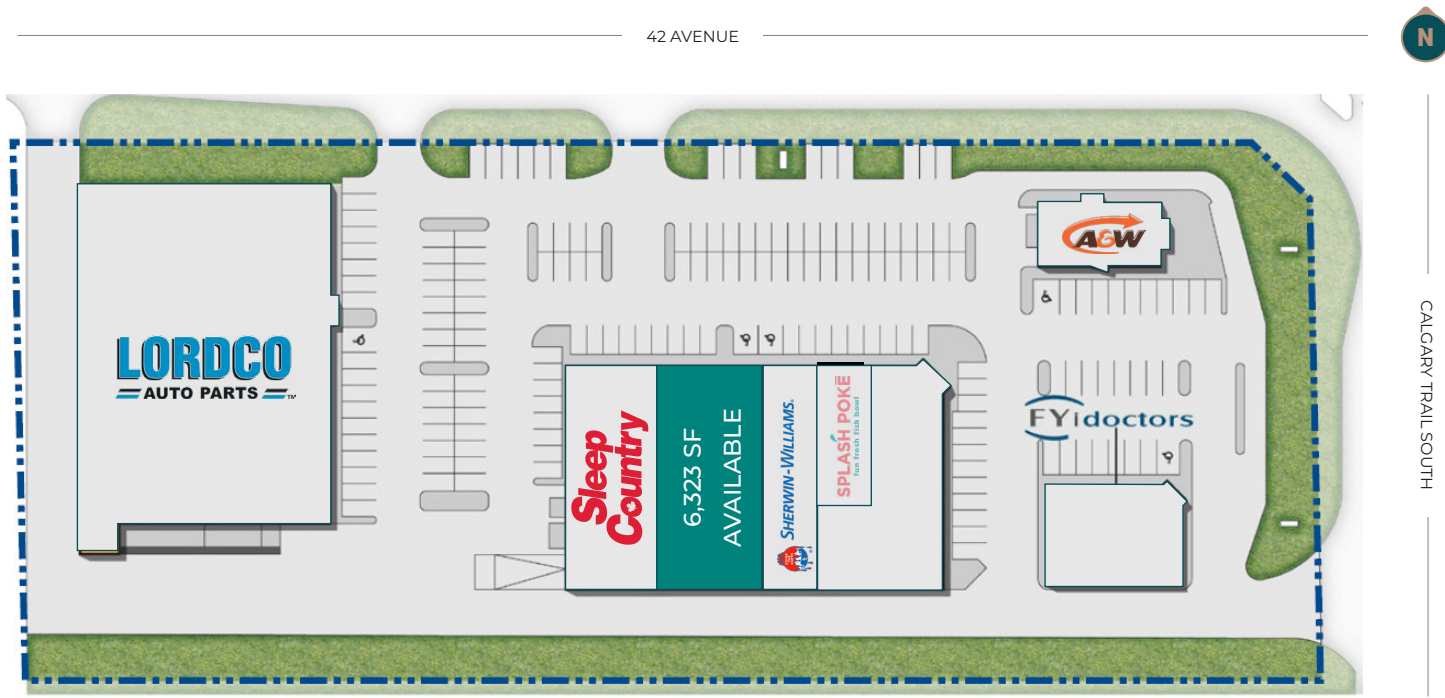
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PROPERTY FEATURES

Vacancy	+/-6,323 SF
Available	Immediately
Municipal	Unit 2B, 4116 Calgary Trail NW
Legal	Plan 9423426 Block 35 Lot 5B
Access	82 Avenue, 106 Street
Zoning	DC2 355 City of Edmonton Zoning Bylaw
Basic Rent	Negotiable
Op Costs	\$18.05 PSF (Inc. Mgmt fees & Utilities)
Parking	175 Surface stalls
Signage	Fascia & Pylon
Tenant Mix	Lordco Auto Parts, Sleep Country, A&W, Sherwin-Williams and more



SITE PLAN



MARKET INSIGHT

The center is well-positioned to serve professional services, general retail, home improvement needs and complementary uses. Located on a major corner in South Edmonton along Calgary Trail and Whitemud Drive, accessible and visible to morning and evening commuter traffic. This location offers exceptional connectivity to all parts of the city. Rarely do we see retail vacancy in this part of the City of Edmonton.



HIGH TRAFFIC & EXPOSURE LOCATION



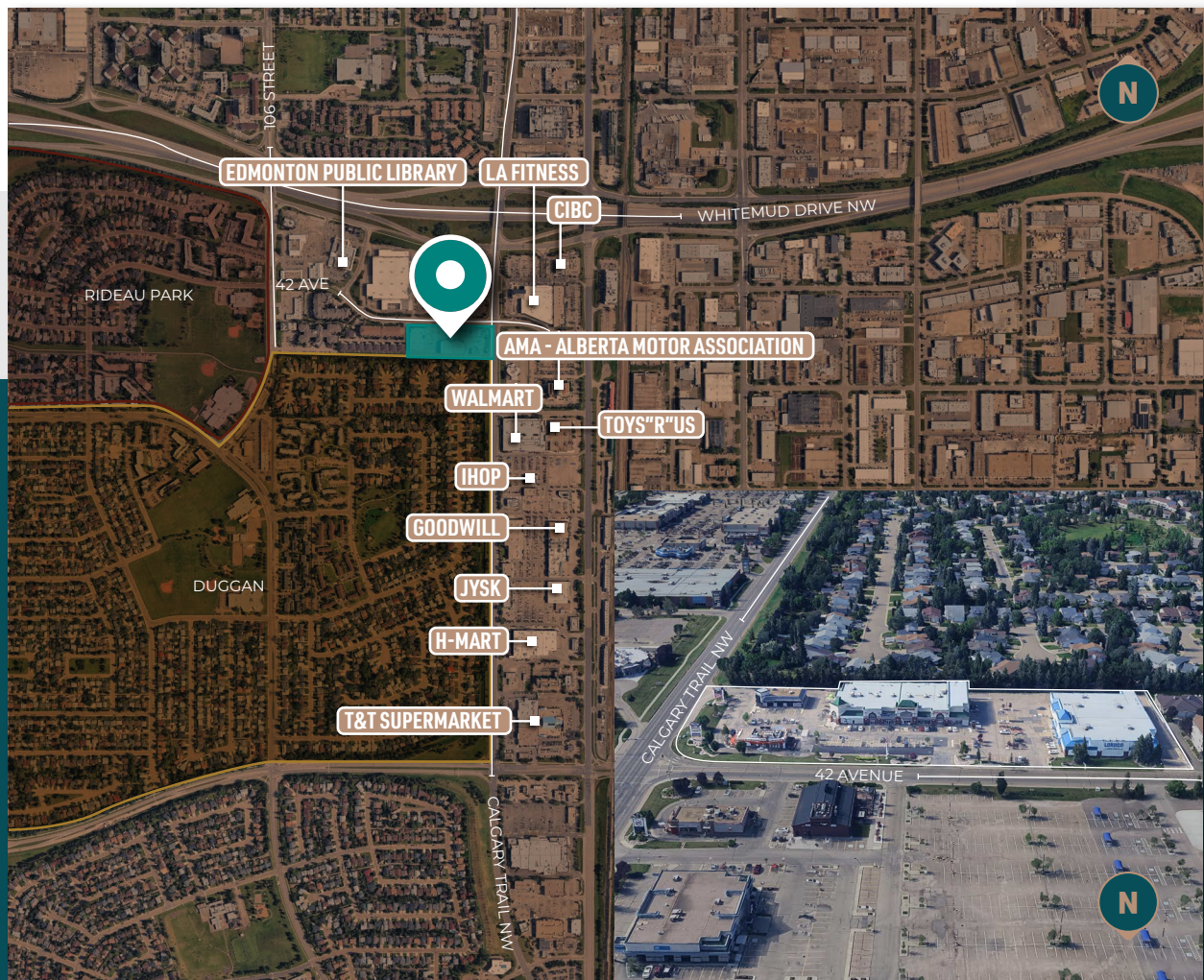
AMPLE SURFACE PARKING



FLEXIBLE ZONING



DENSE RESIDENTIAL NODE



AREA DEMOGRAPHICS

2 KM RADIUS

40,915

DAYTIME POPULATION

21,489 residents
8.5% growth (2018-2024)
4.1 % projected growth (2024-2029)

36.6%

20-39 YRS

0-19 yrs = 18.2%
40-59 yrs = 22.8%
60+ yrs = 22.4%

\$100,110

AVERAGE HOUSEHOLD INCOME

26.1% earn \$60-100,000
37.1% earn \$100,000+

43,363

VPD ON CALGARY TRAIL

4,429 VPD on 42 Avenue
20,703 VPD on Whitemud
Drive Exit

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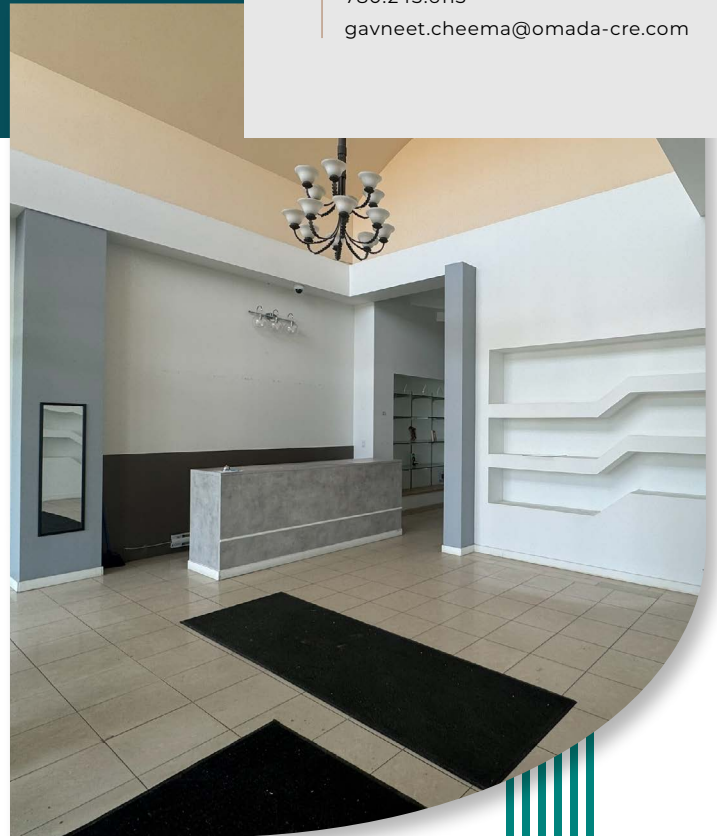
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+ 43,363 VPD ON CALGARY TRAIL



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