MANNING CROSSING

100 Manning Crossing, Edmonton, AB

2,055 SF

28 FEET OF FRONTAGE

RETAIL FOR LEASE







- **2,055 SF fixtured retail bay available January 2027**
- Strategically located in northeast Edmonton at the busy intersection of Manning Drive and 137 Avenue
- Excellent visibility with exposure to 49,300 vehicles per day
- Anchored by Safeway with a steady flow of customer traffic
- Well-balanced retail mix that attracts a loyal and diverse customer base including: A&W, RBC, and more
- Convenient access and strong roadway connectivity

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SITE PLAN

BUSY GROCERY ANCHORED CENTRE

HIGH TRAFFIC LOCATION

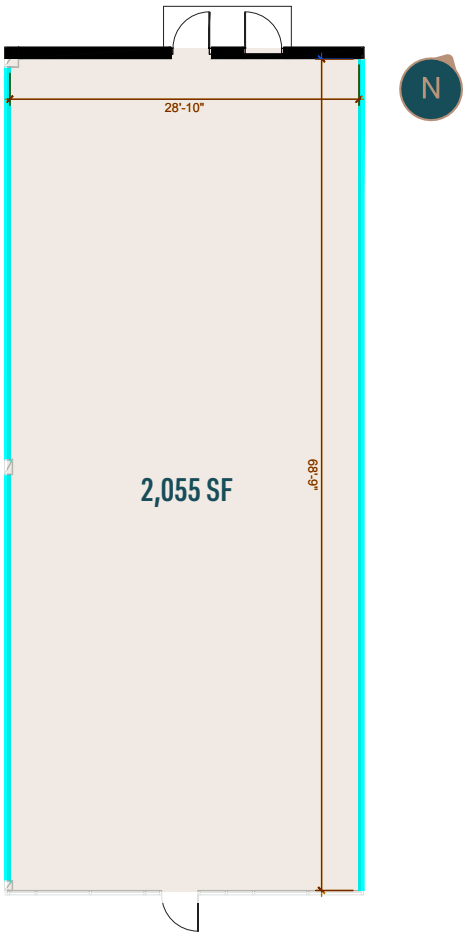
ESTABLISHED NATIONAL & LOCAL TENANTS

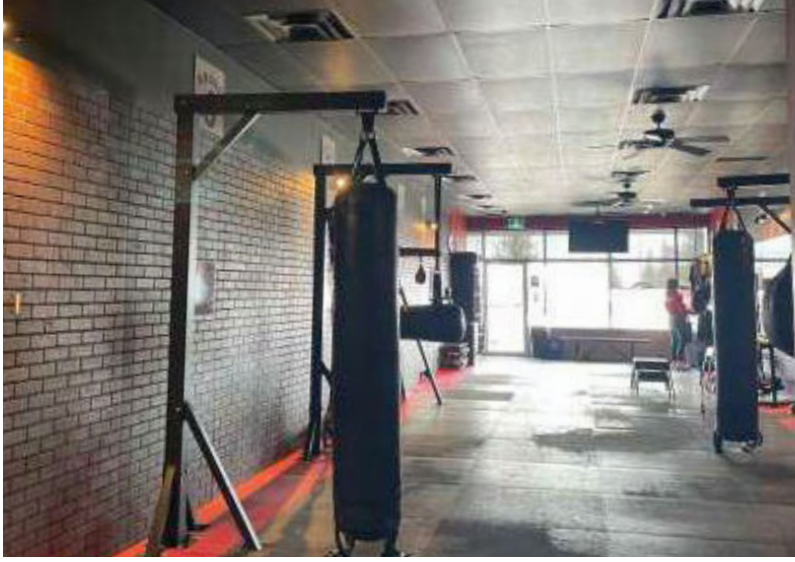


TENANTS

1	Oxygen Yoga & Fitness
2	Global Pet Foods
3	Manning Crossing Dental
4	Manning Hair
5	Vo's Nails
6	Super Value Liquor
7	Delta 9 Cannabis Store Inc.
8	Tobacco and Cigar
9	Fort Road Daycare & OSC
10	Manning Chiropractic & Wellness
11	Little Caesars Pizza
12	Denim and Smith Barbershops
13	Manning Pharmacy and Medical Clinic
14	Elegant Court
15	Fort Road Daycare & OSC
16	Booster Juice Inc.
17	Quiznos
18	Royal Watch & Clock
19	Dan's Denture Clinic
20	Royal Bank of Canada

FLOOR PLAN





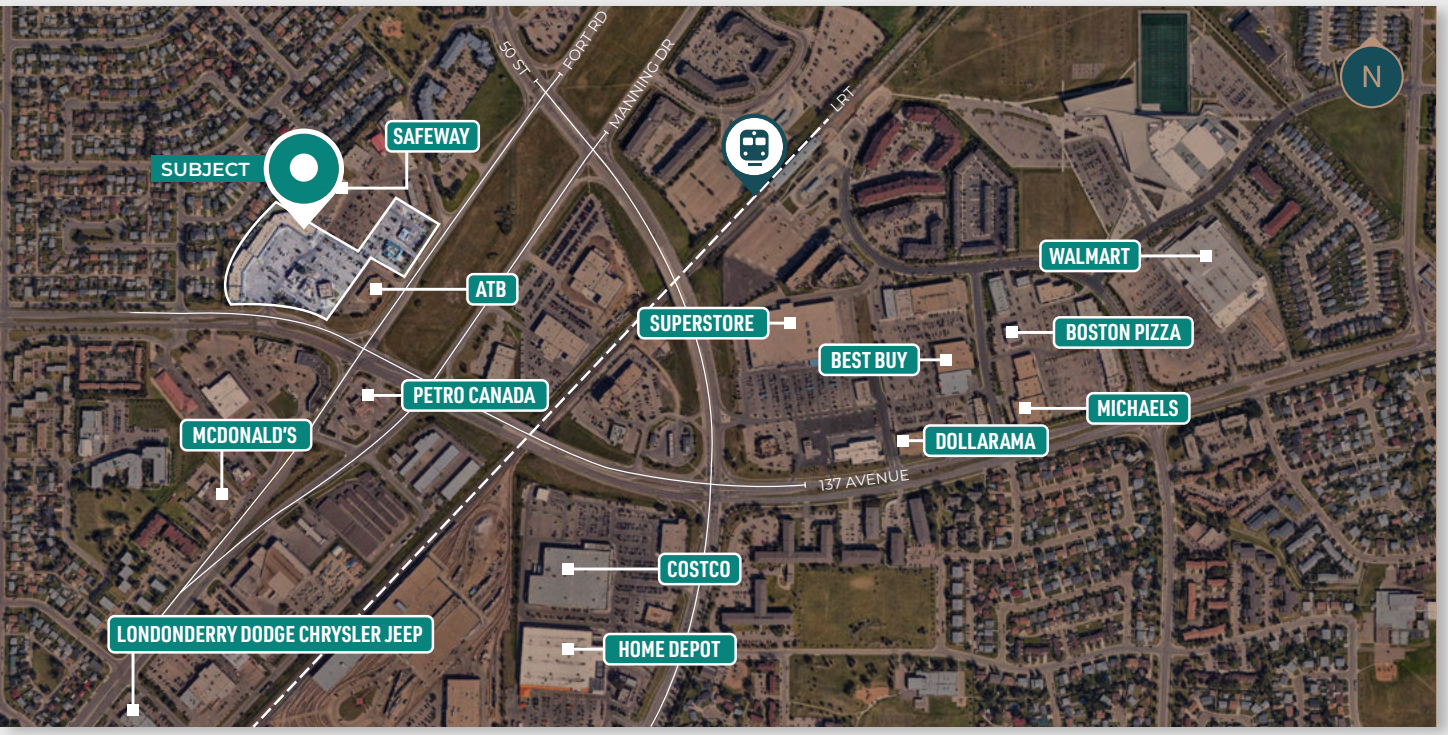


PROPERTY FEATURES

Vacancy	2,055 SF – Former 9Round
Legal	Lot 52A, Block 54, Plan 9522940
Municipal	196 Manning Crossing NW, Edmonton, AB T5A 5A1, Canada
Access	Manning Drive and 137 Avenue

Zoning	DC2 - Development Control Provision
Available	January 5, 2027
Basic Rent	Negotiable
Op Costs	CAM: $9.04 PSF Taxes: $12.28 PSF Total: $21.32 PSF (inclusive of mgmt fee)

MARKET INSIGHT



WITH EXCELLENT VISIBILITY AND CONVENIENT ACCESS, MANNING CROSSING OFFERS AN IDEAL LOCATION FOR BUSINESSES SEEKING GROWTH AND EXPOSURE.

Manning Crossing is strategically positioned in northeast Edmonton at the busy intersection of Manning Drive and 137 Avenue, a prime retail hub that attracts significant traffic from surrounding communities. Anchored by Safeway and complemented by a well-balanced mix of retailers, the centre consistently draws a strong customer base.

AREA DEMOGRAPHICS 2 KM RADIUS

41,456
RESIDENTS

33,835 daytime population
8.5% growth (2018-2025)
5.5% projected growth (2025-2030)

30.5%
20-39 YRS

0-19 yrs = 24.5%
40-59 yrs = 24.1%
60+ yrs = 20.9%

$95,567
AVERAGE HOUSEHOLD INCOME

27.2% earn $60-100,000
36.2% earn $100,000+

24,700 VPD
ON 137 AVENUE

24,600 VPD on Manning Drive

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