

MANNING CROSSING

100 Manning Crossing, Edmonton, AB

3,206 SF PAD
1,998 SF END-CAP

RETAIL FOR LEASE



- **3,206 SF PAD with restaurant improvements and potential for drive-thru**
- **1,998 SF high exposure end-cap available for Lease**
- 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



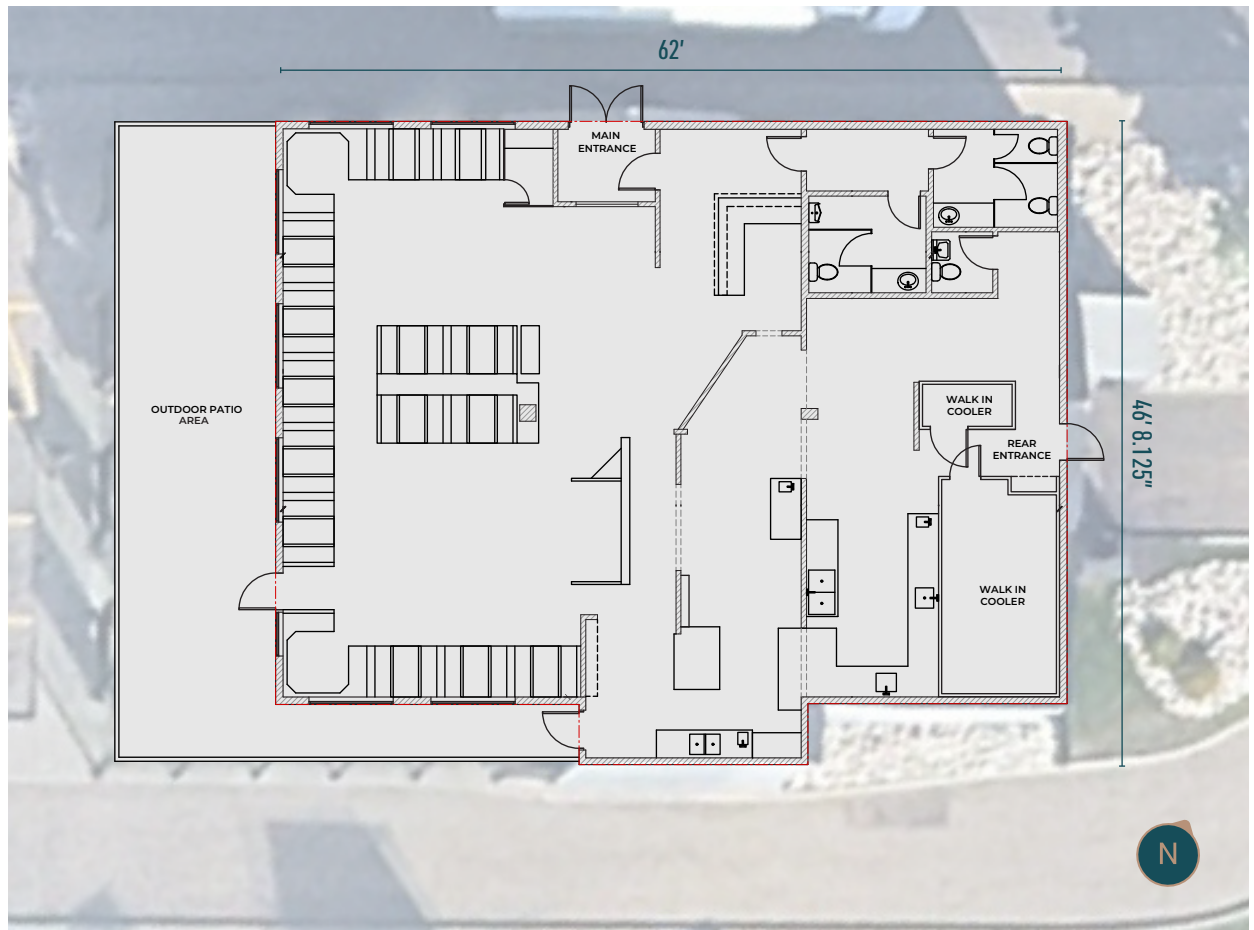
HIGH TRAFFIC
LOCATION



ESTABLISHED NATIONAL
& LOCAL TENANTS



PAD BUILDING FLOOR PLAN



PROPERTY FEATURES

Vacancy 3,206 SF – Former QSR
1,998 SF – Former optical retail

Legal Lot 52A, Block 54, Plan 9522940

Access Manning Drive and 137 Avenue

Zoning [DC2 - Development Control Provision](#)

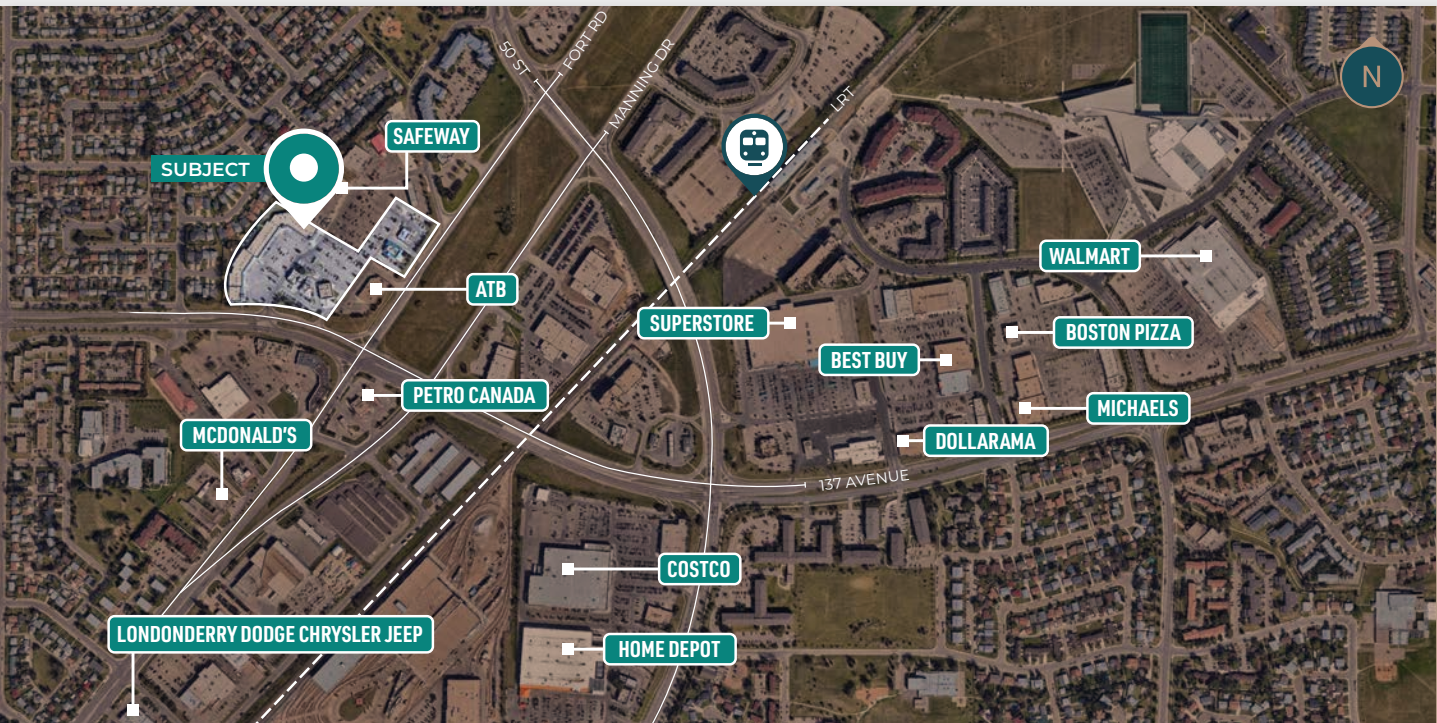
PAD HVAC 7.5 tons

PAD Electrical 400 amps

Basic Rent Negotiable

Op Costs \$22.13 (2025 est.) + 5% 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

39,707

RESIDENTS

32,841 daytime population
5.8% growth (2018-2024)
7.2% projected growth (2024-2029)

\$97,876

AVERAGE HOUSEHOLD INCOME

27.5% earn \$60-100,000
38.4% earn \$100,000+

31.0%

20-39 YRS

0-19 yrs = 24.8%
40-59 yrs = 24.2%
60+ yrs = 20.0%

24,700 VPD

ON 137 AVENUE

24,600 VPD on
Manning Drive

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