

DRIVE-THRU PAD OPPORTUNITIES

RETAIL FOR LEASE



MANNING DRIVE PADS 13530 Fort Road NW, Edmonton, AB

- **Two, +/- 15,000 SF Drive-thru PAD opportunities**
- Land lease and Build to Suit options
- Strategically located in northeast Edmonton at the busy intersection of Manning Drive and 137 Avenue
- 20,729 vehicles per day on Manning Drive and 25,502 vehicles per day on 137 Avenue
- Ideal for automotive, oil change, Quick Serve restaurants, and more

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COMMERCIAL

PROPERTY FEATURES

| | |
|-----------|---|
| Available | Immediately |
| Municipal | 13530 Fort Road NW, Edmonton, AB |
| Legal | Plan 1641ET, Block B, Lot 2 |
| Zoning | General Commercial (CG) |
| Parking | Surface stalls |

| Unit | Interior Build Out | Size (SF) | Basic Rent | Op Costs |
|-------|--------------------|------------|------------|-----------------|
| PAD 1 | Build to Suit | +/- 15,000 | Negotiable | Est. \$7.20 PSF |
| PAD 2 | Build to Suit | +/- 15,000 | Negotiable | Est. \$7.20 PSF |



DRIVE-THRU
OPPORTUNITY



LAND LEASE OR
BUILD TO SUIT



EXPOSURE TO
46,000 VPD



THE OPPORTUNITY

A HIGH-TRAFFIC RETAIL PROPERTY IN NORTHEAST EDMONTON AT 137 AVENUE AND MANNING DRIVE, ANCHORED BY VALUE VILLAGE AND OFFERING DRIVE-THRU OR BUILD-TO-SUIT POTENTIAL WITHIN A MAJOR RETAIL NODE

The Property is strategically positioned in northeast Edmonton at the main intersection of 137 Avenue and Manning Drive, which see over 25,000 and 20,000 vehicles per day respectively. Anchored by Value Village, the Property offers the rare opportunity for drive-thru via land lease or build to suit. Nearby retailers include Safeway, Home Depot, Superstore and Walmart, along with Clareview Transit Centre & Recreation Centre. Located just east of Londonderry Mall, the Property is situated within the main Northeast Edmonton retail node.

Surrounded by the mature neighborhoods of Londonderry and Hermitage, the Property benefits from exposure to Manning Drive which is the main thoroughfare connecting downtown to Northeast Edmonton, Fort Saskatchewan and beyond.

LOCATION OVERVIEW



