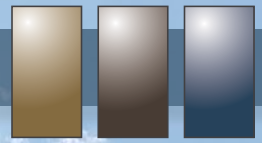


**MOVE-IN  
READY**



**RETAIL / OFFICE SPACE**

## **FOR LEASE**

# **Hermitage Road Shopping Centre**

600 A Hermitage Road, Edmonton, AB

Unit	Net Rate	Op Costs
Unit 600A*	7,821 SF Market	\$9.33 PSF (Est.)

\* Space can be demised into smaller bays

Available: March 2023

Parking: Ample

- ▶ Rare opportunity to lease main floor space
- ▶ Excellent exposure to 50th Street, which sees over 36,000 vehicles per day
- ▶ Easy access from Yellowhead Trail
- ▶ 18 plus offices, with kitchen, boardroom, breakout room, classroom, server room, showers and storage. Ideal for medical, dental, massage, hair salon or barber, dry cleaning, cafe, and other specialty food services
- ▶ Pad site available



## **Blackstone**

Unit A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

[www.blackstonecommercial.com](http://www.blackstonecommercial.com)

For Leasing or Sales Information Or An On-Site Tour Please Contact

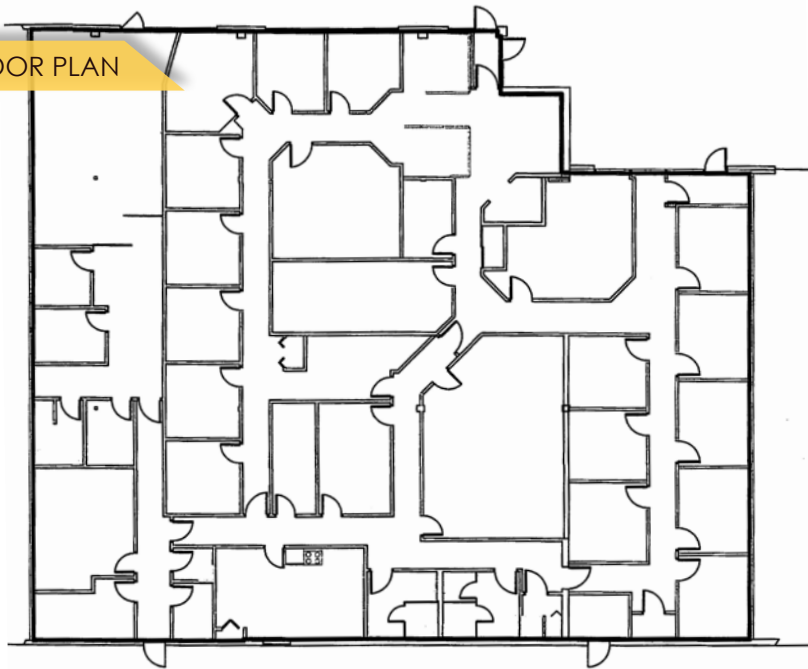
Mahmud Rahman | P (403) 930-8651 | [mrahman@BlackstoneCommercial.com](mailto:mrahman@BlackstoneCommercial.com)

Randy Wiens | P (403) 930-8649 | [rwiens@BlackstoneCommercial.com](mailto:rwiens@BlackstoneCommercial.com)

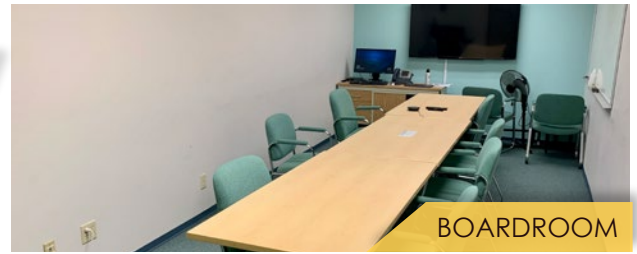
# Hermitage Road Shopping Centre

600 A Hermitage Road, Edmonton, AB

FLOOR PLAN



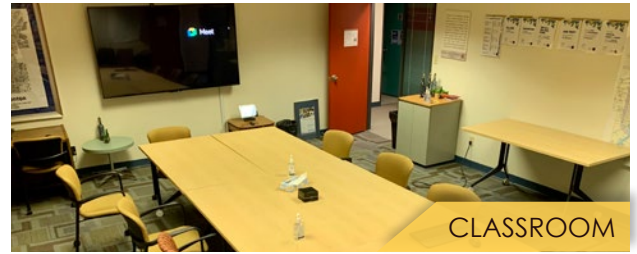
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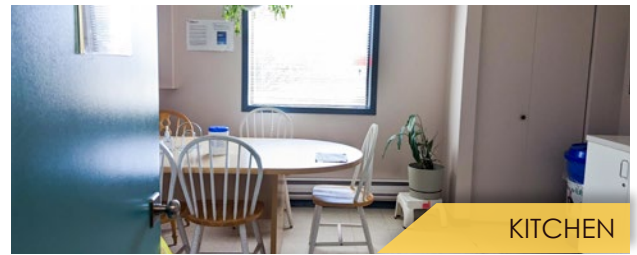
BOARDROOM



RECEPTION



CLASSROOM



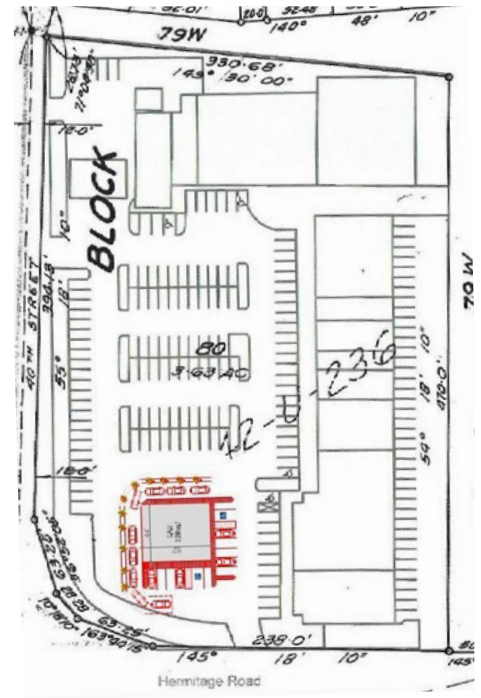
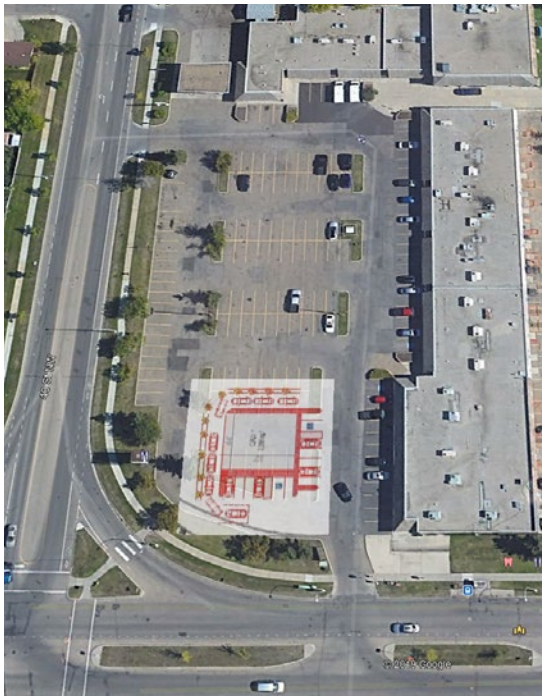
KITCHEN

SITE PLAN



# Hermitage Road Shopping Centre

600 A Hermitage Road, Edmonton, AB



# Hermitage Road Shopping Centre

600 A Hermitage Road, Edmonton, AB



BREAKOUT ROOM

## Demographics

<b>👤 Population</b>	3 KM	Edmonton
2022 estimate	76,949	1,500,866
2025 projection	84,332	1,631,267
Median age	37.1	37.8
<b>🏠 Average Households</b>		
2022	30,339	575,637
Persons per	2.5	2.6
<b>💰 Household Income</b>		
Average	\$85,914	\$119,412
Median	\$71,125	\$91,710
<b>🚗 Daily Traffic Count</b>		
Hermitage & 40 Street SE		8,346
Hermitage & 128 SE		10,283
Yellowhead Tr NW		61,900



- 1 Circle K
- 2 BrightPath Kids

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