

15826 STONY PLAIN ROAD - RETAIL SPACE

15826 Stony Plain Road, Edmonton, AB

RETAIL FOR LEASE



NEIGHBORING TENANT
HEY BUD CANNABIS



SIGNAGE OPPORTUNITIES
AVAILABLE



SURFACE
PARKING LOT

- **Built out retail unit available**
- Unique retail centre along Stony Plain Road
- Convenient surface parking for staff and customers
- Fully built out unit

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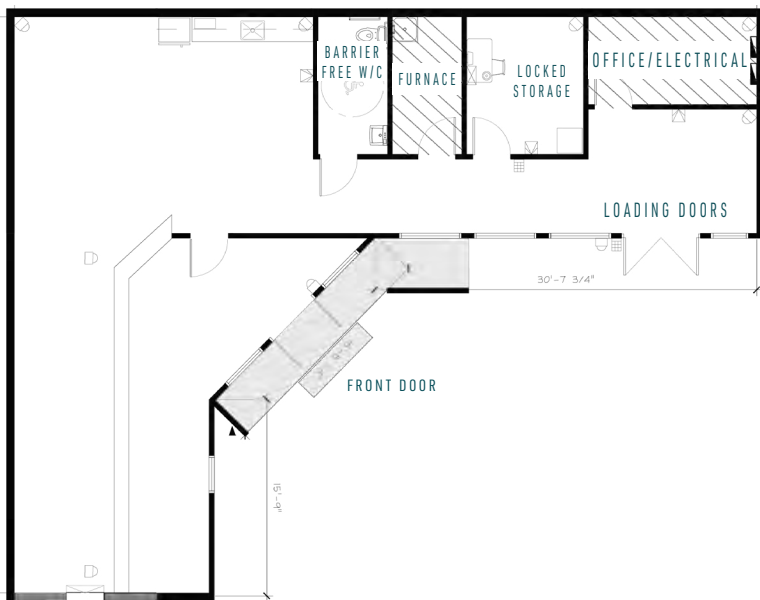


PROPERTY FEATURES

Vacancy	1,479 SF
Available	Immediately
Municipal	15826 Stony Plain Road, Edmonton, AB
Zoning	Mixed Use (MU h28 f4)
Utilities	Included in additional rent
Parking	Surface parking lot
Basic Rent	Please contact
Additional Rent	\$14.00 PSF (2026 est.) Utilities included

Join the energetic retail scene of Stony Plain Road. This retail Property is situated 2 blocks away from LRT Construction, has easy street access, and is across from the Jasper Place Transit Hub. This unique center has only two spaces, and abundant surface parking making it convenient for staff and customers. The interior of the unit is recently renovated, and fully built out.

FLOOR PLAN



AREA DEMOGRAPHICS

2 KM RADIUS

33,160

DAYTIME POPULATION

31,690 residents
 5.3% growth (2018-2025)
 6.9% projected growth (2025-2030)

28.7%

20-39 YRS

0-19 yrs = 18.7%
 40-59 yrs = 26.2%
 60+ yrs = 26.4%

\$96,046

AVERAGE HOUSEHOLD INCOME

24.0% earn \$60-100,000
 32.5% earn \$100,000+