



AIRDRIE CROSSING

Airdrie, Alberta

PROPERTY LEASING BROCHURE



SITINGS REALTY LTD.

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

 [LINK TO VIDEO](#)

Airdrie Crossing is strategically located on the NW corner of Hwy 2 and Veterans Blvd interchange in Airdrie, AB. The location gives it a unique position in the marketplace with excellent access to the overall trade area as well as within close proximity to the employment centre in the north east which is home to Costco Distribution Centre and Trans Canada Turbines. The proposed development will add approximately 90,000 SF of retail space to the already existing Real Canadian Superstore (152,500 SF) and neighbouring Canadian Tire, Marks Work Warehouse and Tim Hortons (88,300 SF) anchored site.

- Explosive Growth: 31.8% increase in population over the past 5 years: 23.7% faster than the provincial average.
- Family Based Community: Families make up 78.1% of the total population: 8% higher than the provincial age.
- Younger Population: Median Age 34.4; 83.3% of Population is under 50.
- Strong Incomes: Median Household Income of \$108,973, 14.8% higher than the provincial median income.



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DETAILS

⊕ 1,000 – 12,000 SF	⊕ <u>Hwy 2</u> : 40,150 VPD & <u>Veterans Blvd</u> : 24,699 VPD
⊕ <u>Phase 1</u> : 100% Leased	⊕ Contact Listing Agents for Rates
⊕ <u>Phase 2</u> : 2023	

EXISTING TENANTS



DEMOGRAPHICS

	3KM	5KM	CMA	TRADE AREA
2021 Population	39,622	71,502	79,163	109,845
2026 Population Projections	42,753	79,323	88,301	123,548
2021 Average HH Income	\$109,138	\$117,145	\$121,724	\$119,435

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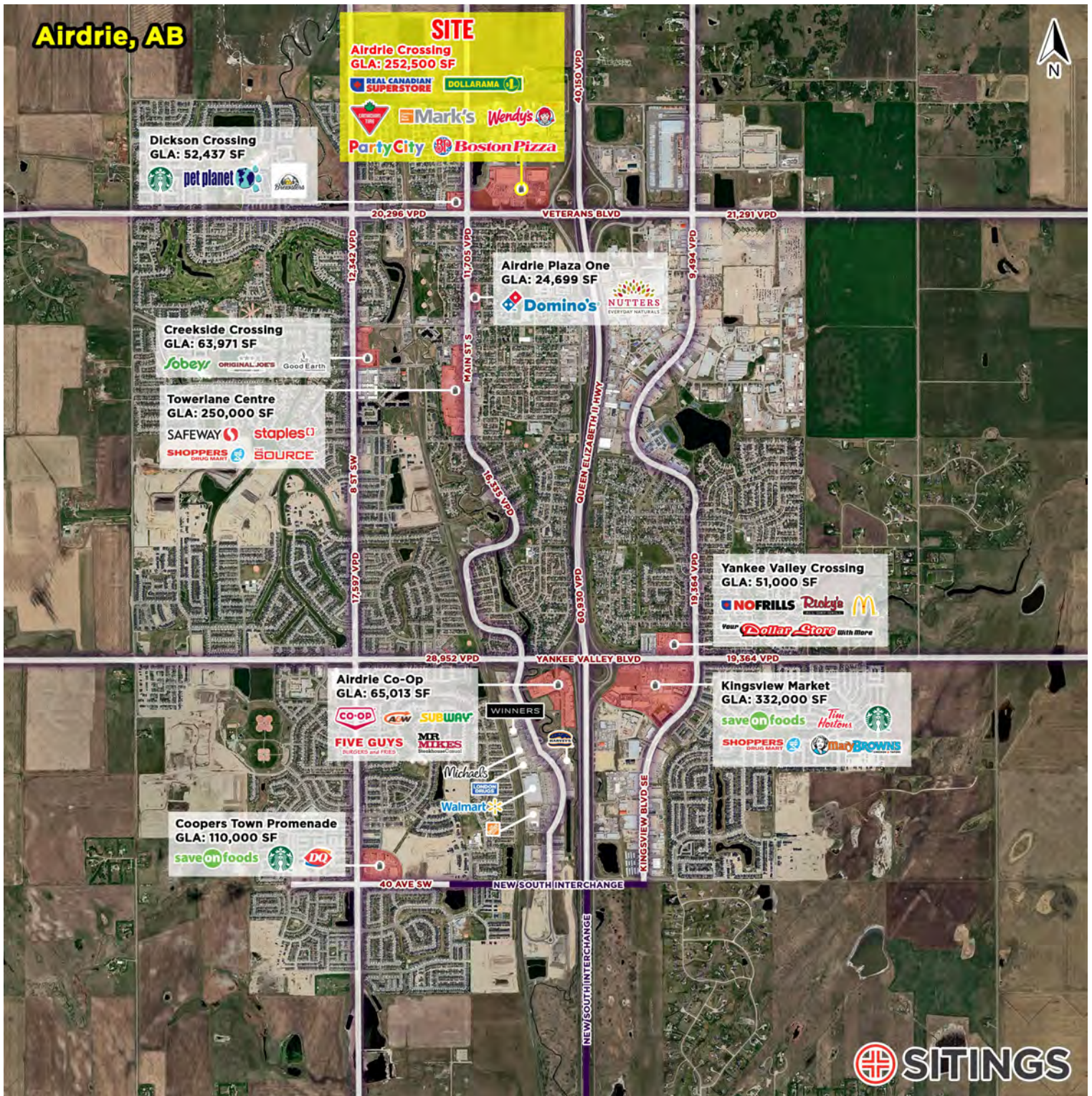


**PHASE 1
100% LEASED**

**NOW LEASING PHASE II
THE VILLAGE (2023)
1,000 - 12,000 SF**

**VETERANS BLVD
24,699 VPD**

MAIN ST 11,705 VPD



Tenant Pictures



Tenant Pictures

