



**AICRE**  
COMMERCIAL

**FOR LEASE**

**LEDUC RETAIL  
1,170 SF (+/-)**

**4302 50 Street, Leduc**



**HIGHLIGHTS**

- High exposure end-cap unit in Corinthia Plaza
- Ample parking
- Neighbouring tenants include Edward Jones, Ace Liquor, Esso Gas Station, Circle K and Medicine Shoppe Pharmacy
- Nearby businesses include Leduc Composite High School, McDonald's, Maclab Centre and Leduc Community Hospital
- High-traffic location with great exposure to 50th Street
- Easy access to the QEII Highway, 50 Street, Black Gold Drive & Highway 2A
- Quick access to the EIA, Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton



**QEII Highway: 100,000 (+/-) VPD**  
**Highway 2A: 7,816 (+/-) VPD**  
**50 Street: 3,500 (+/-) VPD**



**16,402 Daytime Population**  
**5.8% Growth (2016-2021)**  
**7.1% Projected Growth (2021-2026)**



**Average household income \$105,023**  
**24.0% of households earn \$60,000 to \$100,000**

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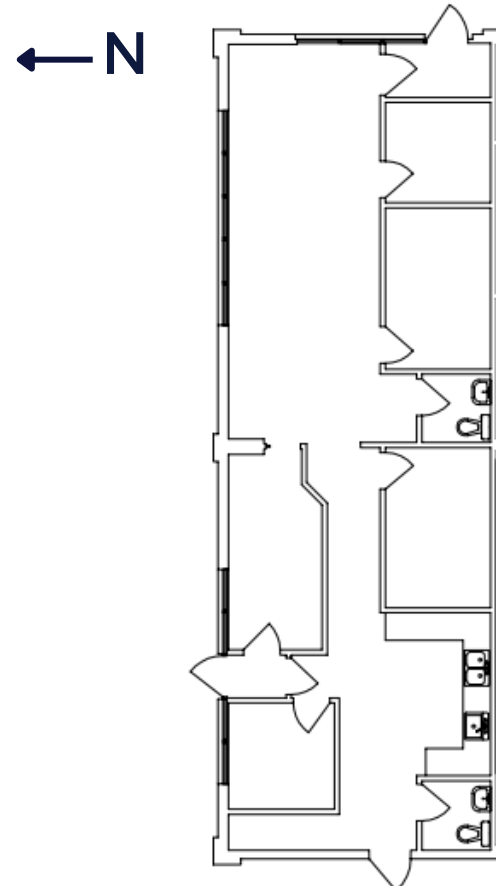
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## PROPERTY DETAILS

<b>ADDRESS:</b>	4302 50 Street, Leduc
<b>LEGAL:</b>	Plan 1775TR, Lot A2
<b>ZONING:</b>	CSC (Commercial Shopping Centre)
<b>SIZE:</b>	1,170 SF (+/-)
<b>SIGNAGE:</b>	Pylon
<b>PARKING:</b>	Scramble Parking Stalls - FCFS
<b>UTILITIES:</b>	Tenant is responsible for utilities
<b>BASE RENT:</b>	\$26.00 / SF
<b>OPERATING COSTS:</b>	\$11.00 / SF (To Be Confirmed)



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## LOCATION



### CORINTHIA PLAZA

#### CURRENT TENANTS

- ACE Liquor
- Agapeland Daycare
- AWEGA Hair Salon
- Central Taekwondo
- Circle K
- Corinthia Dental Clinic
- Edward Jones
- ESSO
- Leduc Chiro
- Medicine Shoppe Pharmacy
- Nitza's Pizza



### SURROUNDING NEIGHBOURHOODS

#### NEIGHBOURHOOD POPULATIONS

- Corinthia Park - 2,251
- South Park - 2,153
- Lindford Park - 1,012
- Alexandra Park - 910
- South Telford - 748

#### DEMOGRAPHICS

- 0-19 yrs = 23.6%
- 20-39 YRS = 27.6%
- 40-59 yrs = 23.8%
- 60+ yrs = 25.0%

The information contained herein is believed to be correct, however, does not form part of any future contract. All information is subject to errors, omissions, conditions, withdrawal or changes without notice and should not be relied upon without verification.

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