



FOR LEASE

HAWKWOOD VILLAGE

Established Plaza in Desirable
NW Community // **1,468 SF** Available



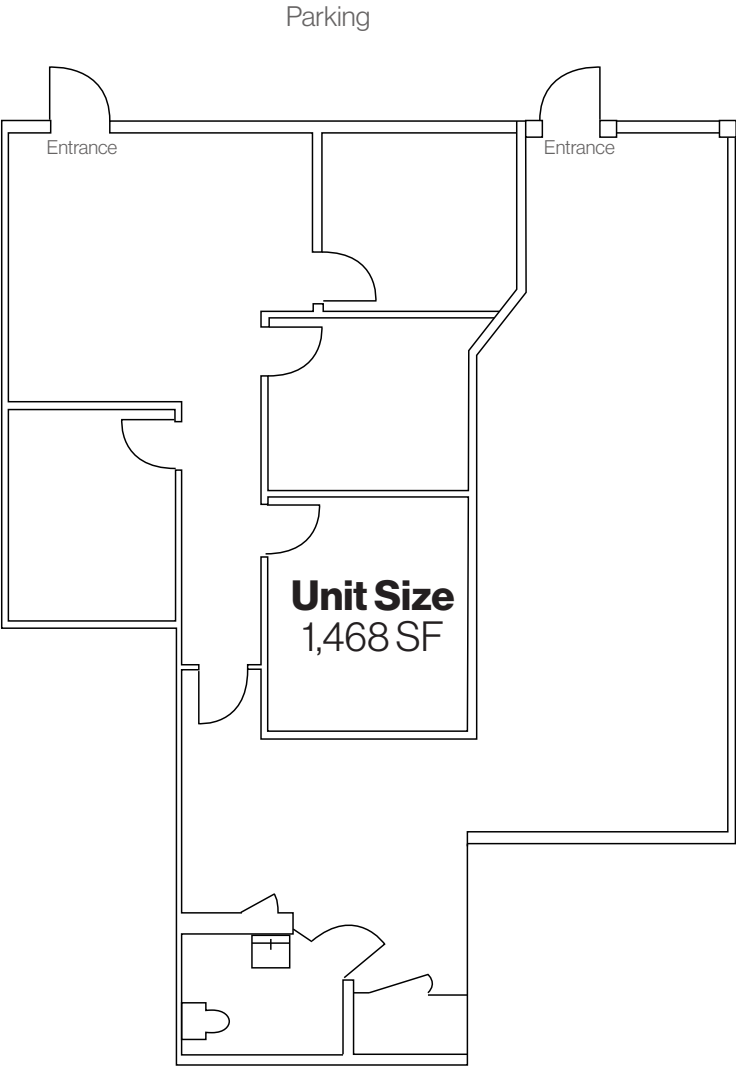
217 HAWKSBROW DRIVE NW / CALGARY, ALBERTA

 **Mahmud Rahman** *President | Retail Division*
403.681.8830 | mrahman@cdnglobal.com

 **Randy Wiens** *Senior Associate*
403.519.5062 | rwiens@cdnglobal.com

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FLOOR PLAN



SITE PLAN



- L. Bloxham Accounting
- Medicine Shoppe Pharmacy
- Hawkwood Dental Clinic
- Sudsy's Carwash
- Hawkwood Auto Service
- Motion Focus & Sports Clinic
- Melodies Preschool
- Harmony Health & Wellness
- Providence Childcare
- Papa Murphy's Pizza
- Universal Tailoring
- KUMON
- Hawkwood Cleaners
- Hawkwood Childcare
- Edward Jones Investments
- Best Liquor and Wine
- Hawkwood Palace Restaurant

PROPERTY HIGHLIGHTS



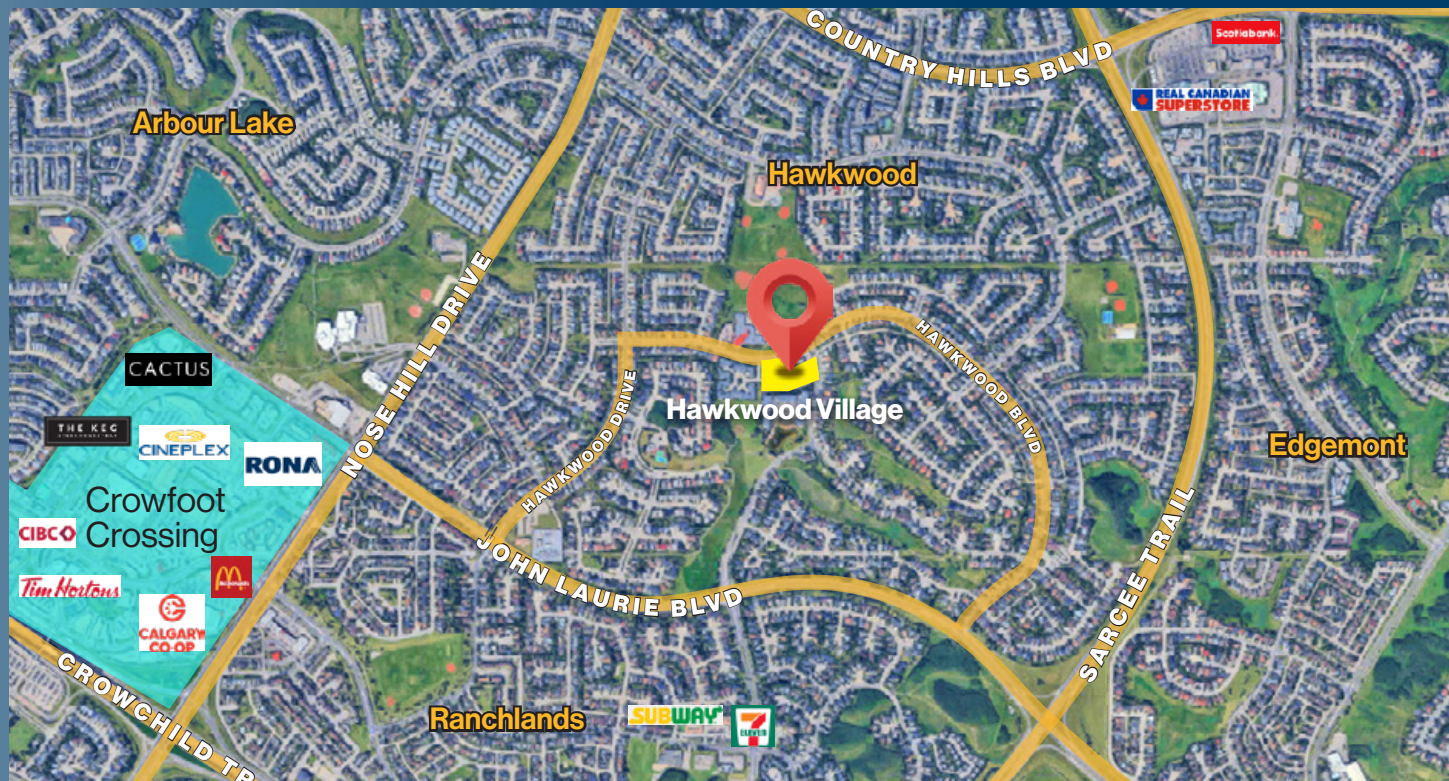
PROPERTY OVERVIEW

Unit Size	1,468 SF
Rental Rate	Market
Op Costs	\$16.43 PSF
Availability	Immediate
Community	Hawkwood
Parking	Ample Surface
Intersection	Hawkwood Blvd & Hawksbrow Dr NW

PROPERTY FEATURES

- High-traffic residential plaza with long-term tenants, including a Car Wash, Daycare, Pharmacy, and more
- Strong community presence in a well-established Hawkwood neighborhood
- Excellent connectivity – Easy access to Stoney Trail, Crowchild Trail, John Laurie Blvd & Sarcee Trail
- Close proximity to Crowfoot Crossing
- Ideal for a variety of businesses – retail, medical, professional services & more
- Ample parking for customers and staff





-  **Neighbourhood**
Hawkwood
-  **Household Income**
\$110,946
-  **Population 3km**
76,165
-  **Median Age**
42
-  **Multi-Purpose Property**
-  **Ample Parking**
-  **Health & Wellness**
-  **Bus / Train Routes**

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5740 2 Street SW, Suite 102, Calgary, Alberta T2H 1Y6 www.cdnglobal.com

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