

| 1,117 SF |

RETAIL FOR LEASE



50TH STREET PLAZA Unit 6, 5901-50th Street, Leduc, AB

- **1,117 SF BUILT OUT RETAIL SPACE**
- 50th Street Plaza is positioned in the heart of Leduc, east of the QE2 Highway (49,500 vpd)
- Leduc has a young and growing population with over 40,000 residents, and a primary trade area over 94,000 people
- Join daily-needs and service-based tenancies such as Soul2Sole Massage and Wellness, 50th Street Barber Shop, Shanghai Restaurant and Leduc Animal Clinic

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PROPERTY FEATURES

Vacancy	1,117 SF
Available	Immediately
Municipal	Unit 6, 5901 50 th Street, Leduc, AB
Legal	Plan 0020402, Block N, Lot 2
Zoning	GC – General Commercial
Basic Rent	Negotiable
Op Costs	\$12.20 PSF
TI	Separately Metered
Parking	Surface Scramble Stalls



SITE PLAN



SITUATED ON MAJOR
COMMERCIAL ARTERIAL



FLEXIBLE GENERAL
COMMERCIAL ZONING



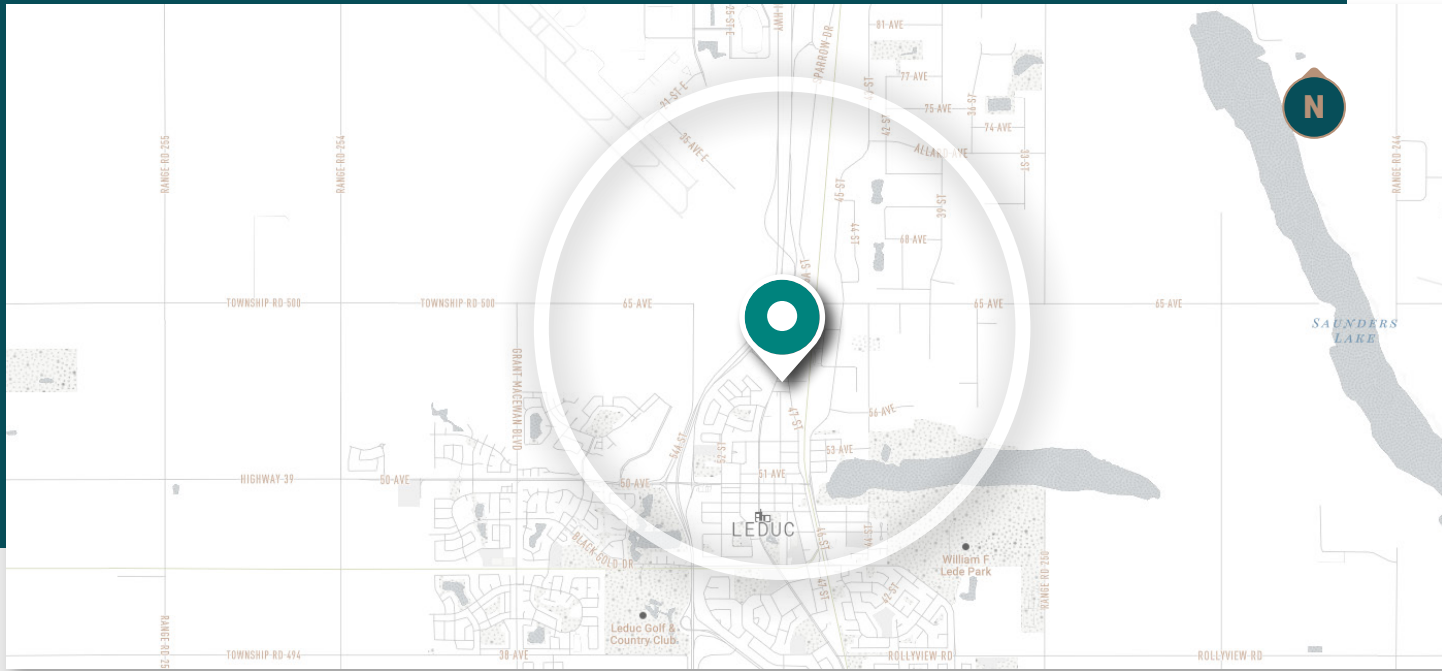
PLENTIFUL SURFACE
PARKING

MARKET INSIGHT

Located along one of Leduc's primary commercial arterials, 50th Street Plaza offers excellent exposure within a high-traffic corridor. The plaza features ample on-site parking and a fully built-out retail unit, including two private offices and a washroom, allowing for a variety of potential uses.

Surrounded by a strong demographic profile, including an average household income of \$101,803, and a complementary mix of national and local retailers, the centre is further supported by nearby residential communities with 8,688 residents living within 2km of the site.





+ 49,500 VPD ON QE2 HIGHWAY

AREA DEMOGRAPHICS

2 KM RADIUS

10,757

DAYTIME POPULATION

8,688 residents
1.9% growth (2020-2025)
3.1 % projected growth (2025-2030)

26.0%

20-39 YRS

0-19 yrs = 21.4%
40-59 yrs = 24.4%
60+ yrs = 28.1%

\$101,803

AVERAGE HOUSEHOLD INCOME

23.7% earn \$60-100,000
38.8% earn \$100,000+

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