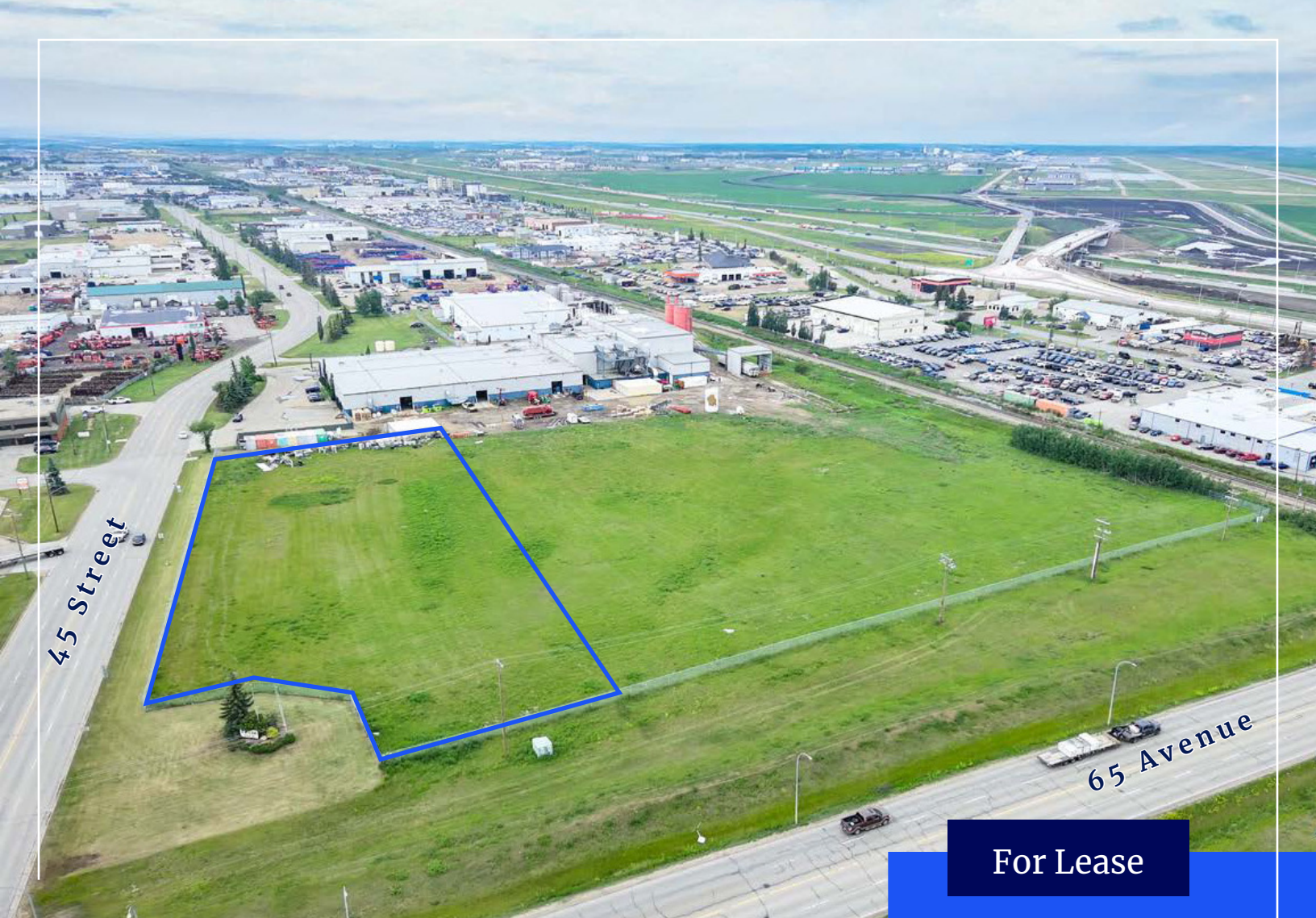




For Lease

High-Exposure Retail Development Site

Pads, CRU and Drive Thru opportunities.

6510 45 Street, Leduc

- Prominent exposure along high-traffic 65 Avenue
- Flexible build-to-suit options available
- Immediate availability
- Excellent access to QEII Highway
- Proximity to YEG International Airport
- Located within an established, growing commercial node
- ±52,500 vehicles per day along QEII Highway

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Property Overview

Address

6510 45 Street, Leduc Alberta

Legal

Plan 1821851, Block 1, Lot 16

Lease Rates

Market

Operating Costs

TBD

Opportunity

Pads, CRU and Drive Thru available

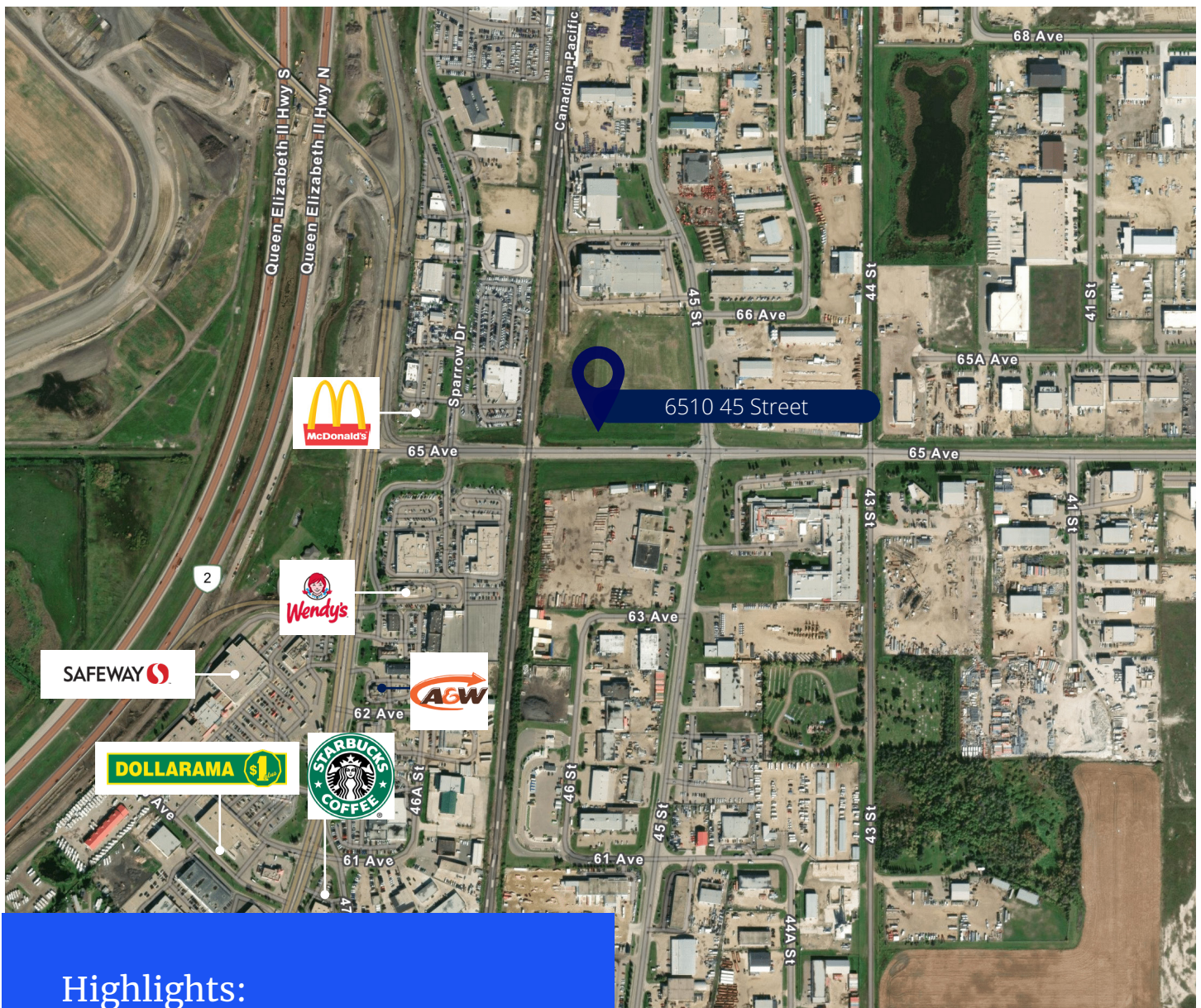
Zoning

IL - Light Industrial



 Industrial

 Retail



Highlights:

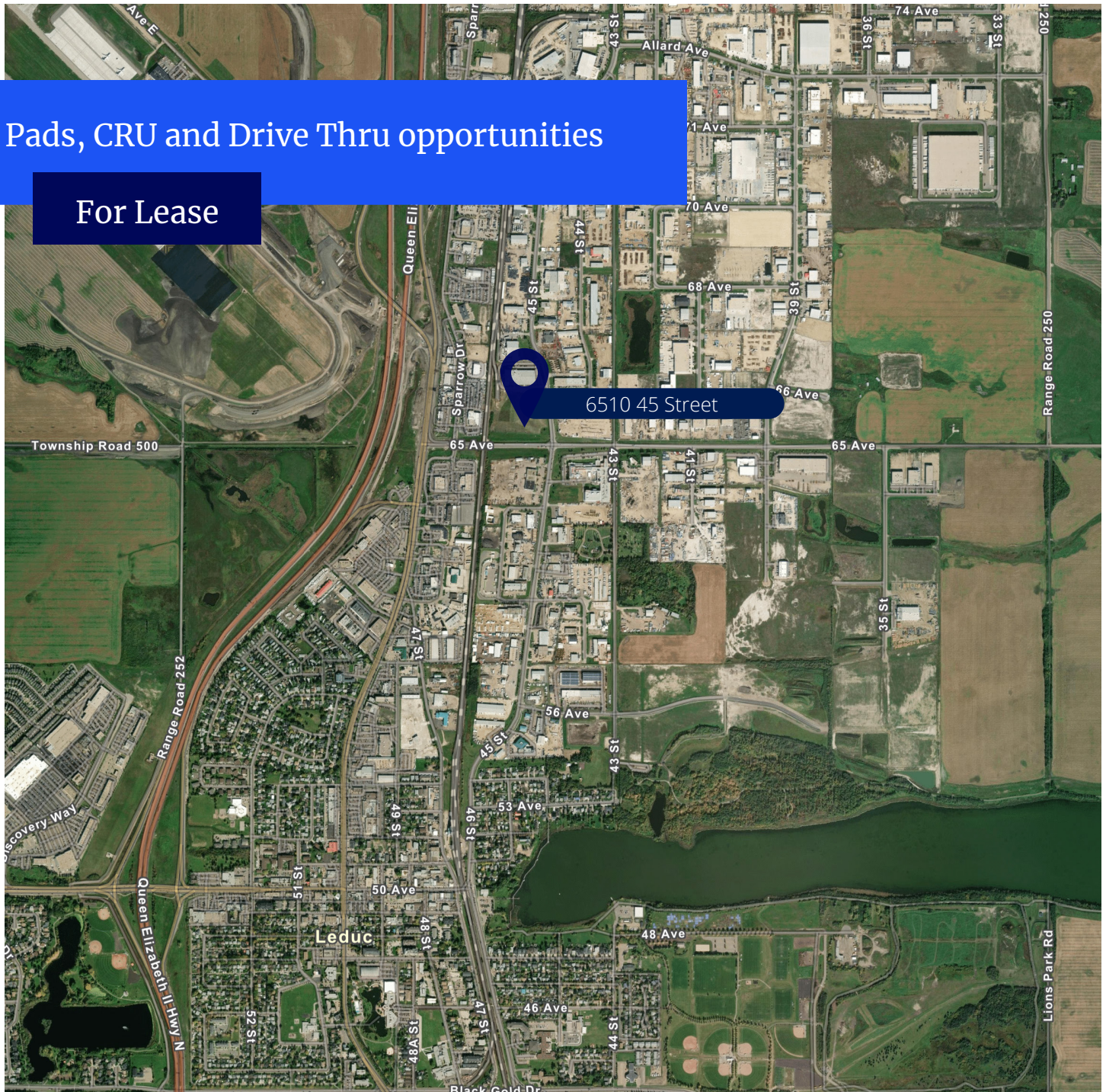
- Prominent retail development opportunity in South Leduc
- Excellent exposure along 65 Avenue with convenient regional access
- Drive-thru opportunities available (subject to municipal approval)
- Minutes from YEG International Airport and QEII Highway
- Positioned within an established commercial node with continued growth
- Flexible site layout accommodating multiple building sizes and tenant configurations
Ideal for quick-service restaurants, medical, financial, automotive service and neighbourhood retail

Demographics Within 5 KMS:

Population	38,674
Daytime Population	39,214
Number of Households	15,258
Median Household Income	\$138,714
Vehicles Per Day Along QEII	52,500

Pads, CRU and Drive Thru opportunities

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