




SOUTHFORK

LEDUC



 Easily accessible from Highway 2 (46,460 VPD) and Highway 2A (7,980 VPD)

 New Catholic K-8 School now open (Father Leduc Catholic School)

 Southfork Landing is the only commercial site serving Southfork

Arlyn Stoik
Principal
+1 780 908 4227
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Senior Associate, Brokerage Services
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

Siv Lalli
Senior Associate
+1 780 803 9000
siv.lalli@avisonyoung.com

SOUTHFORK LEDUC

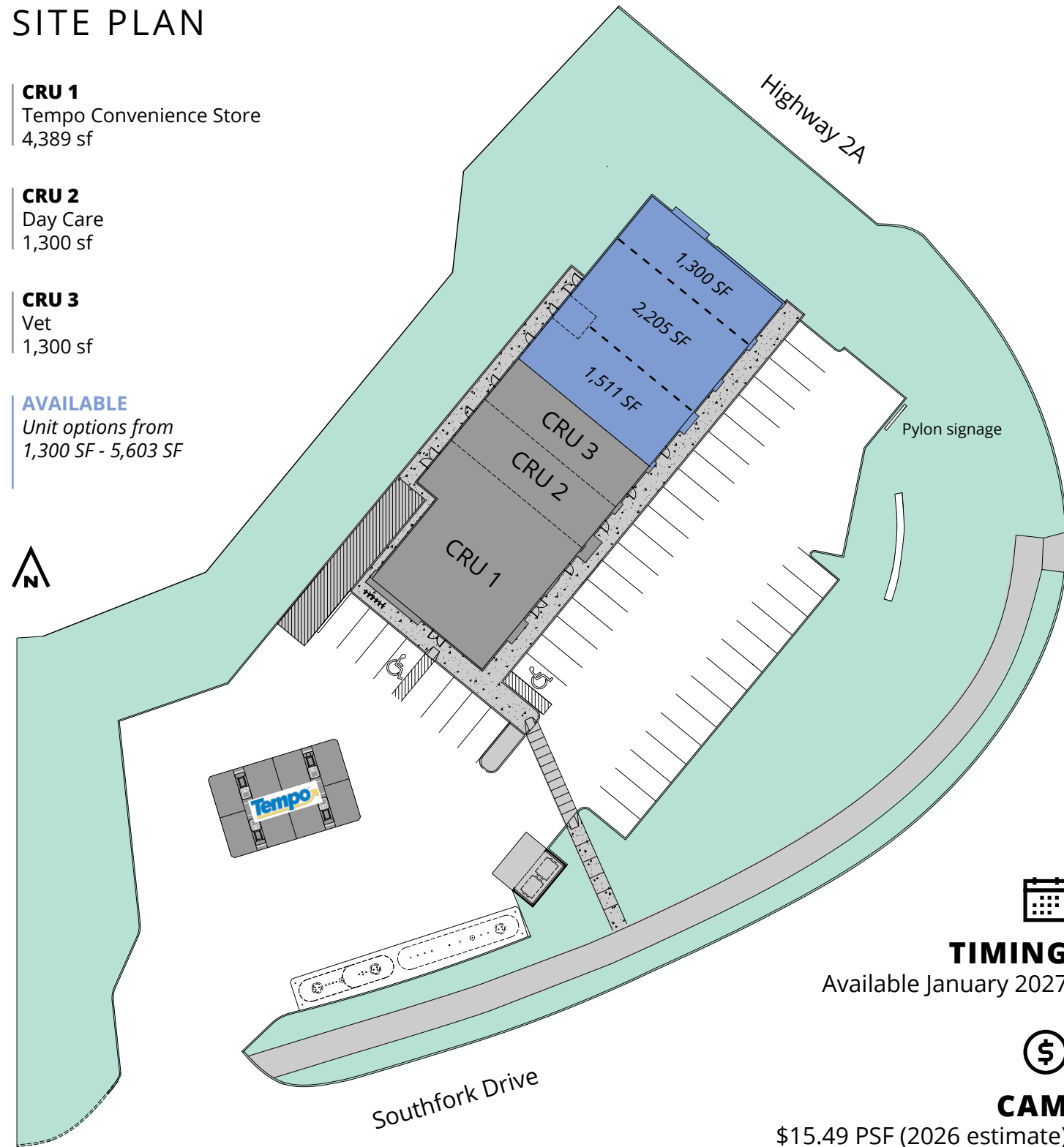
SITE PLAN

CRU 1
Tempo Convenience Store
4,389 sf

CRU 2
Day Care
1,300 sf

CRU 3
Vet
1,300 sf

AVAILABLE
Unit options from
1,300 SF - 5,603 SF



TIMING

Available January 2027



CAM

\$15.49 PSF (2026 estimate)
Including taxes

DEMOGRAPHICS

25,389
Population (3km)

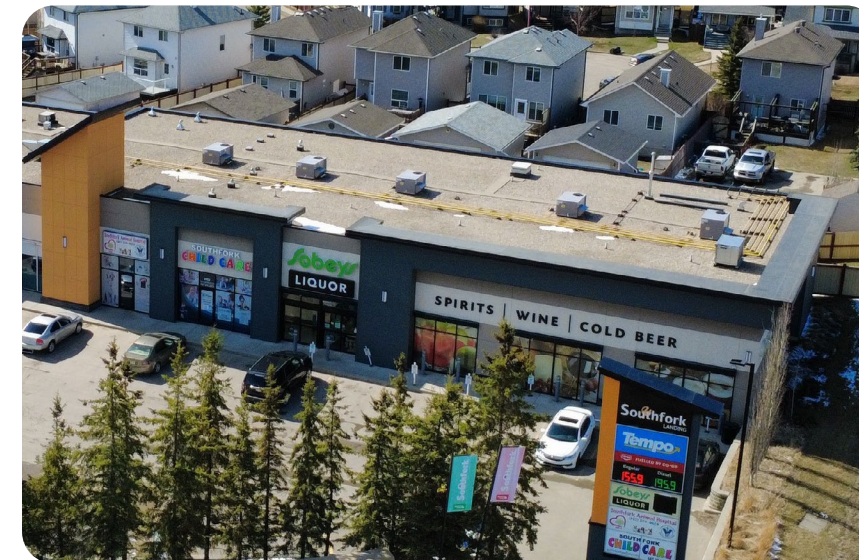
39,345
Population (5km)

\$143,961
Average Household
Income (3km)

\$139,510
Average Household
Income (5km)

14.5%
Population Growth
since 2020

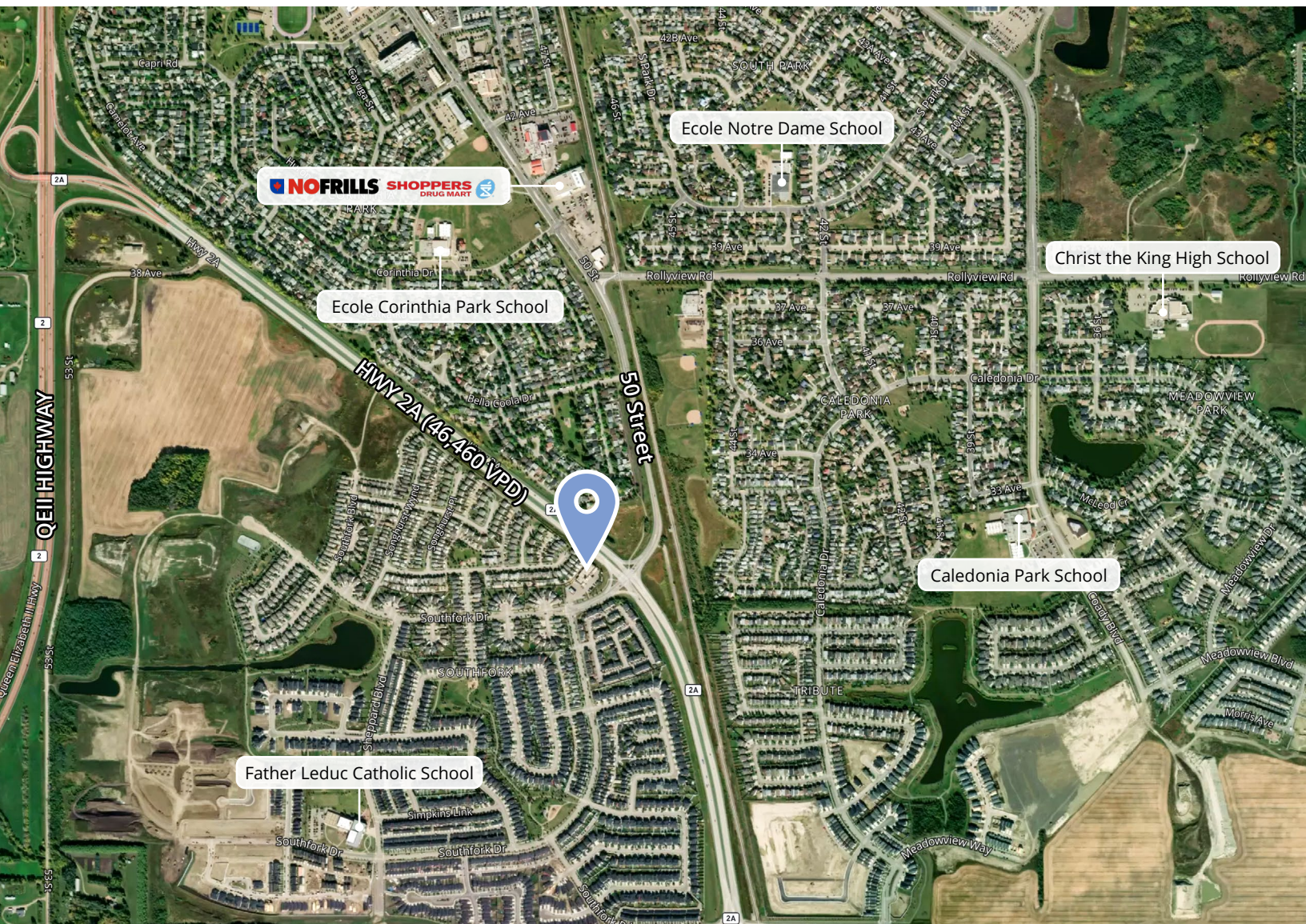
13.8%
Growth Anticipated
by 2030



Southfork neighbourhood is one of the most populated Leduc neighbourhoods with **11.7%** of residents and is a continued area of active residential development

7,981 POPULATION
FULL BUILD OUT

OVER 77%
BUILD OUT TODAY



FOR MORE INFORMATION

Arlyn Stoik
Principal
+1 780 908 4227
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Senior Associate, Brokerage Services
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

Siv Lalli
Senior Associate
+1 780 803 9000
siv.lalli@avisonyoung.com

VISIT US ONLINE
avisonyoung.com