

# LEDUC PAD OPPORTUNITY



## EXCEPTIONAL GATEWAY EXPOSURE

Rare leasing opportunity at the high profile intersection of Highway 2 and 50 Avenue, offering outstanding visibility to both regional and local traffic along one of the city's primary commercial corridors.



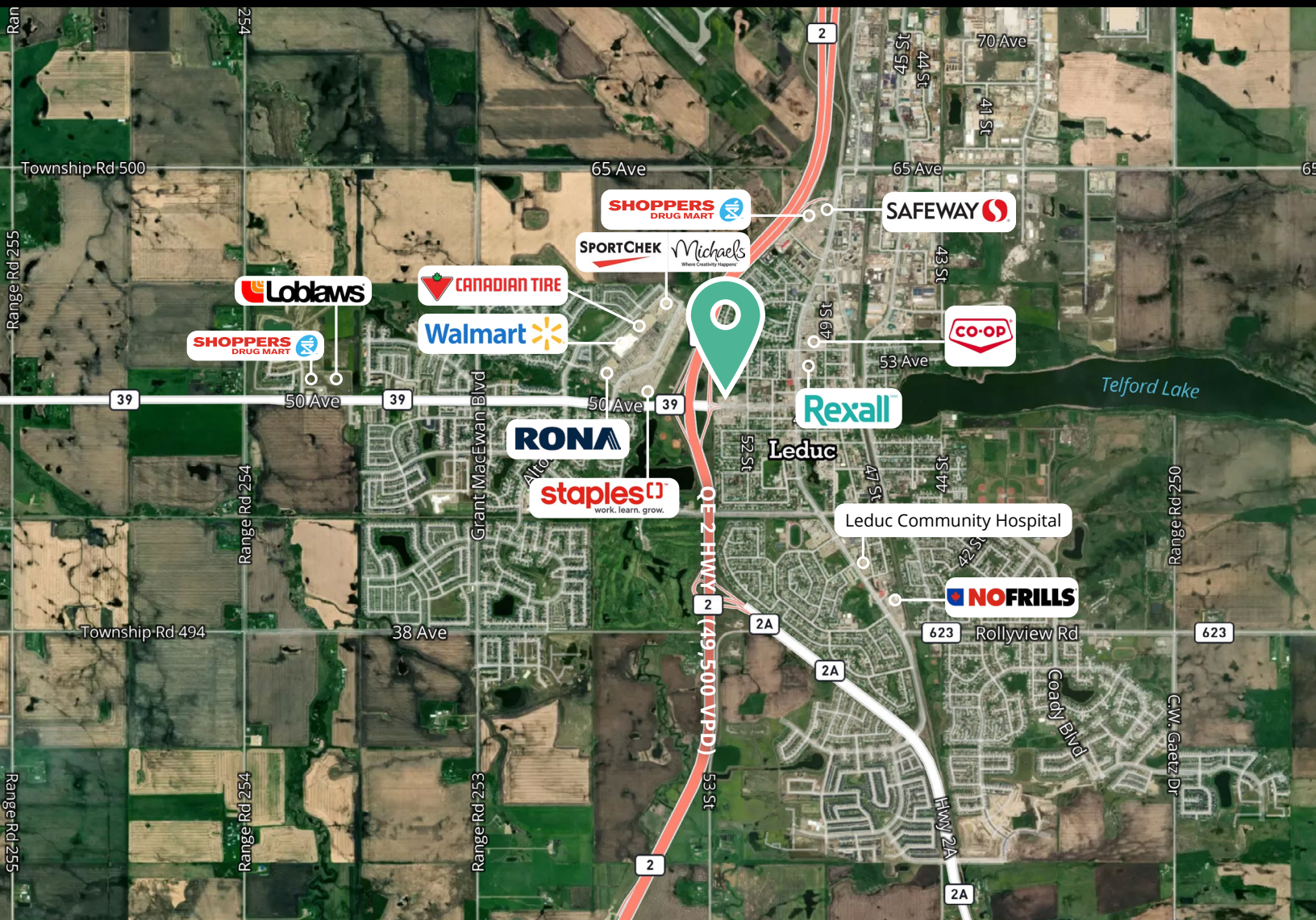
## FLEXIBLE RETAIL OR REDEVELOPMENT OPPORTUNITY

Available for lease in its current "as is" configuration or as a potential redevelopment site, providing flexibility for retail and service users seeking a customized, long term solution.

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5230 - 50 AVENUE

# LEDUC

## PAD OPPORTUNITY

Situated at the intersection of **Highway 2 and 50 Avenue**, the site has easy access from major arterial routes and close proximity to Highway 2 and Edmonton International Airport.

**High visibility** site with strong frontage and signage opportunities.

**Ample population base**, serving both the residents of Leduc and workforce in neighbouring Nisku.

**Versatile retail opportunity** - well suited for a wide range of uses including retail, service, food users, and personal service operators.

### DEMOGRAPHICS (5KM RADIUS)



**39,398**  
Population



**14.7%**  
Population Growth



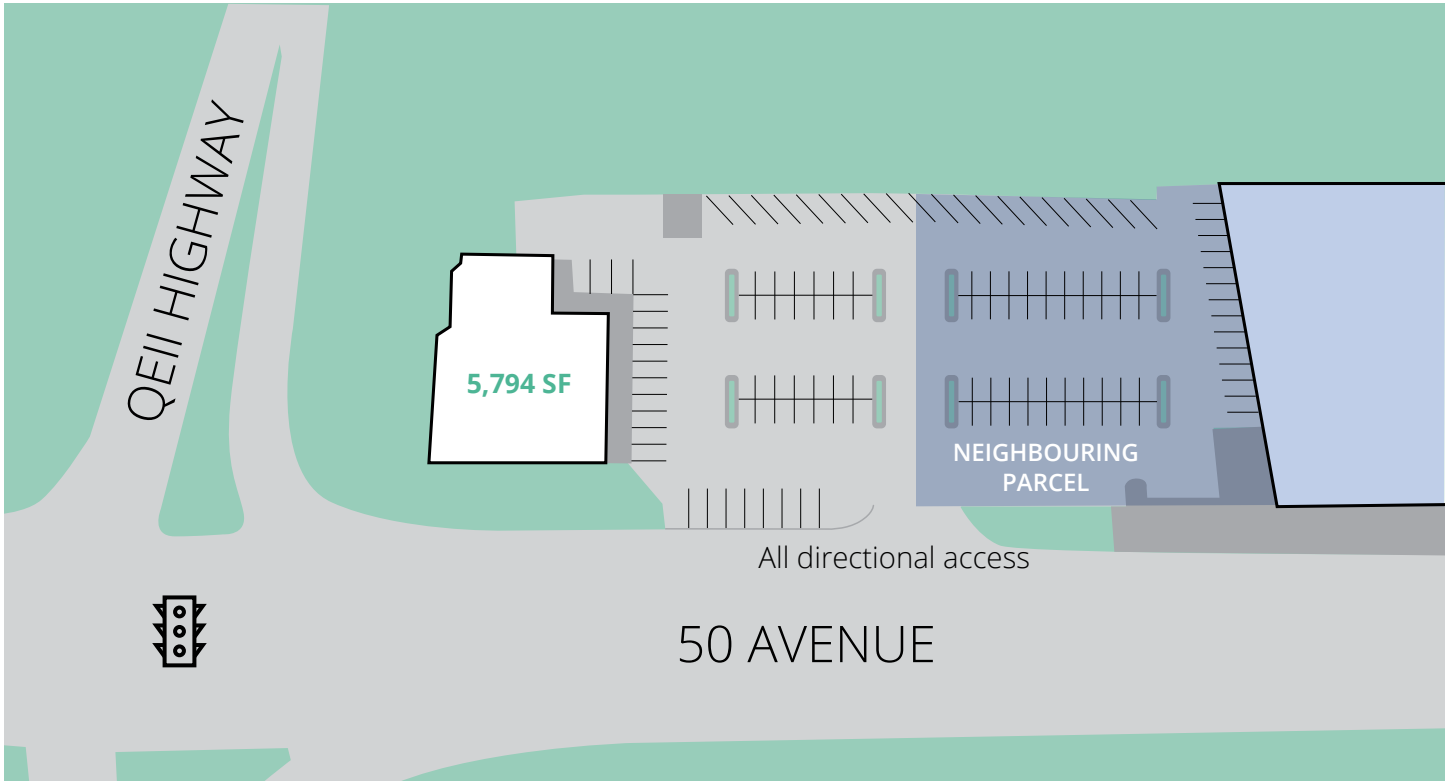
**\$139,475**  
Average Household Income



**86,569**  
Vehicles per Day  
at the intersection of QEII  
Highway and 50 Avenue

# LEDUC

## PAD OPPORTUNITY



### OFFERING SUMMARY



0.8 acres  
**SITE SIZE**



5,794 sf  
**BUILDING SIZE**



CBD - Central Business District  
**ZONING**

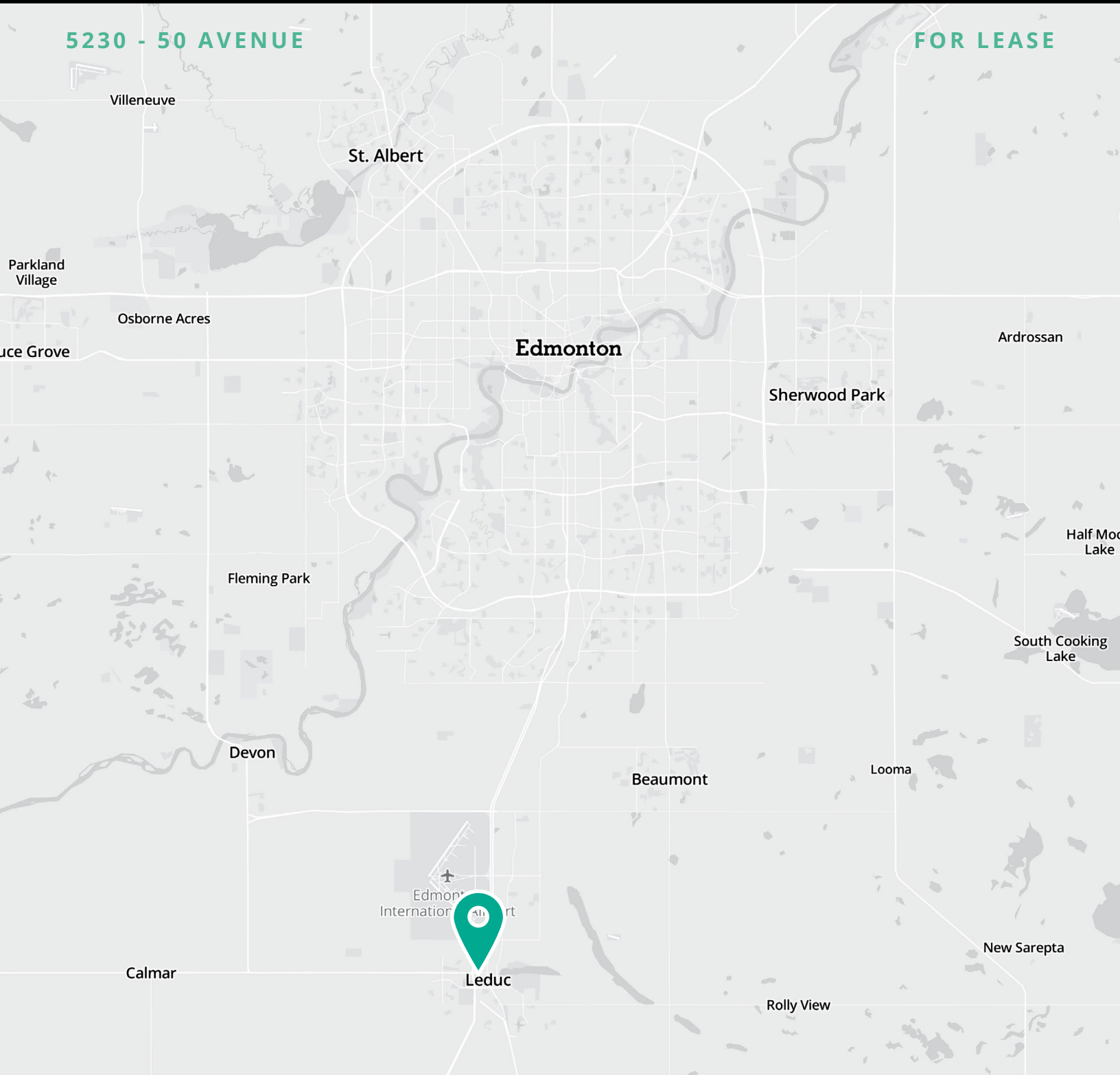


November 2026  
**AVAILABLE**



5230 - 50 AVENUE

FOR LEASE



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