

MILL CREEK CENTER

2304 & 2366 23 AVENUE, EDMONTON AB

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Class “A” Space in Busy Retail Hub Beautiful building previously ATB | End Cap with Space for Patio

The busy retail centre is an important daily destination for residents in Southeast Edmonton. Mill Creek Centre is anchored by a national bank and other national tenants, and is shadow-anchored by grocery-anchored sites and complementary retailers and service businesses.

- Neighbours the Meadows Community Recreation Centre and Meadow's Library
- High traffic location - over 17,000 vehicles pass each day along 23 Avenue (2018)
- Quick access (3 minutes) to Anthony Henday Drive
- In expanding neighborhood with significant development of high-density residential, while maintaining a higher than average household income
- Next to Save-on-Foods and Meadows Recreation Centre, and new residential developments Laurel and Aster, and minutes form Mill Woods Twon Centre
- NEW build-to-suit opportunity available

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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019*

D: 780-429-1200

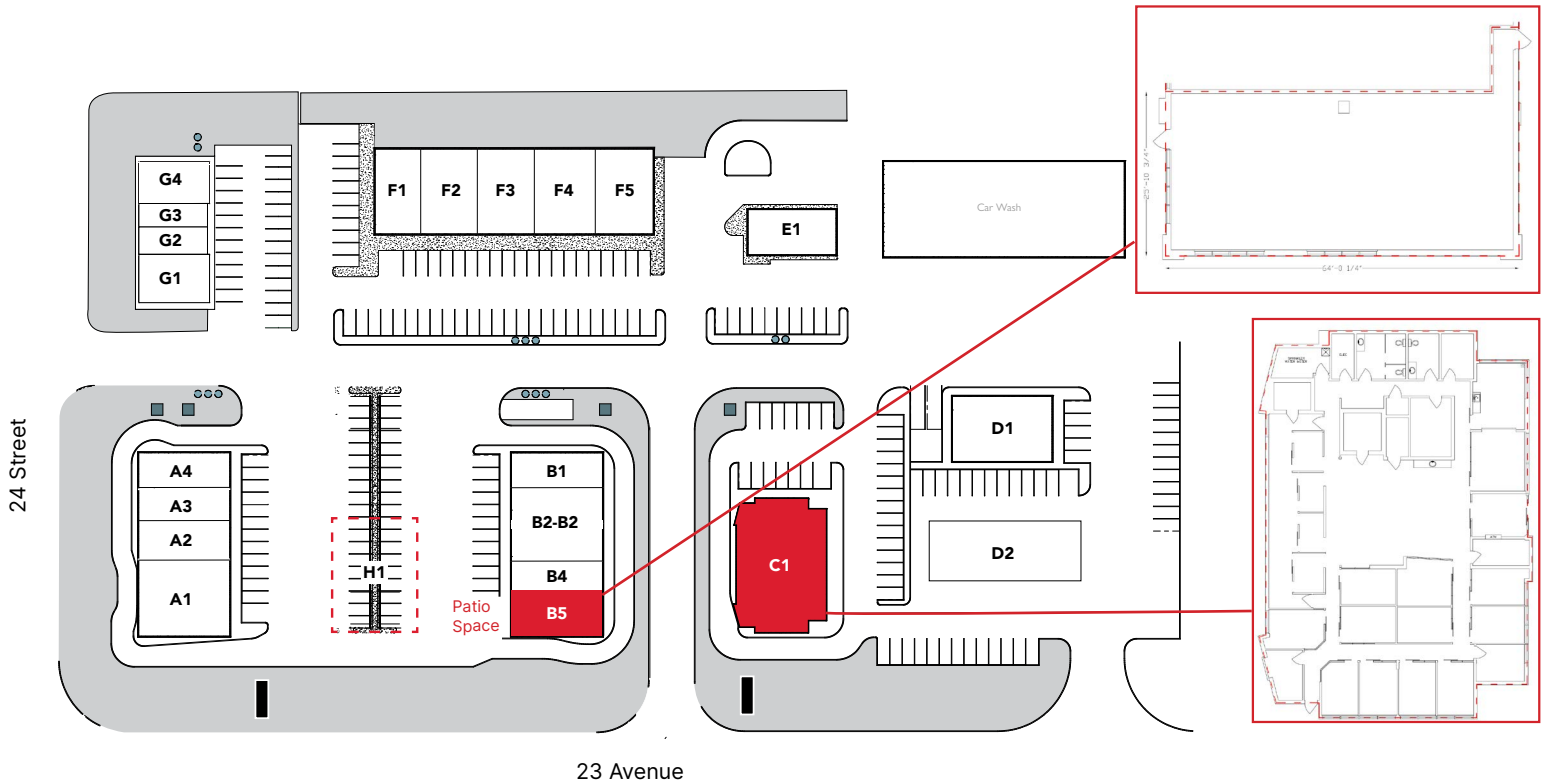
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MILL CREEK CENTRE

AVAILABILITY

■ FOR LEASE

■ PENDING

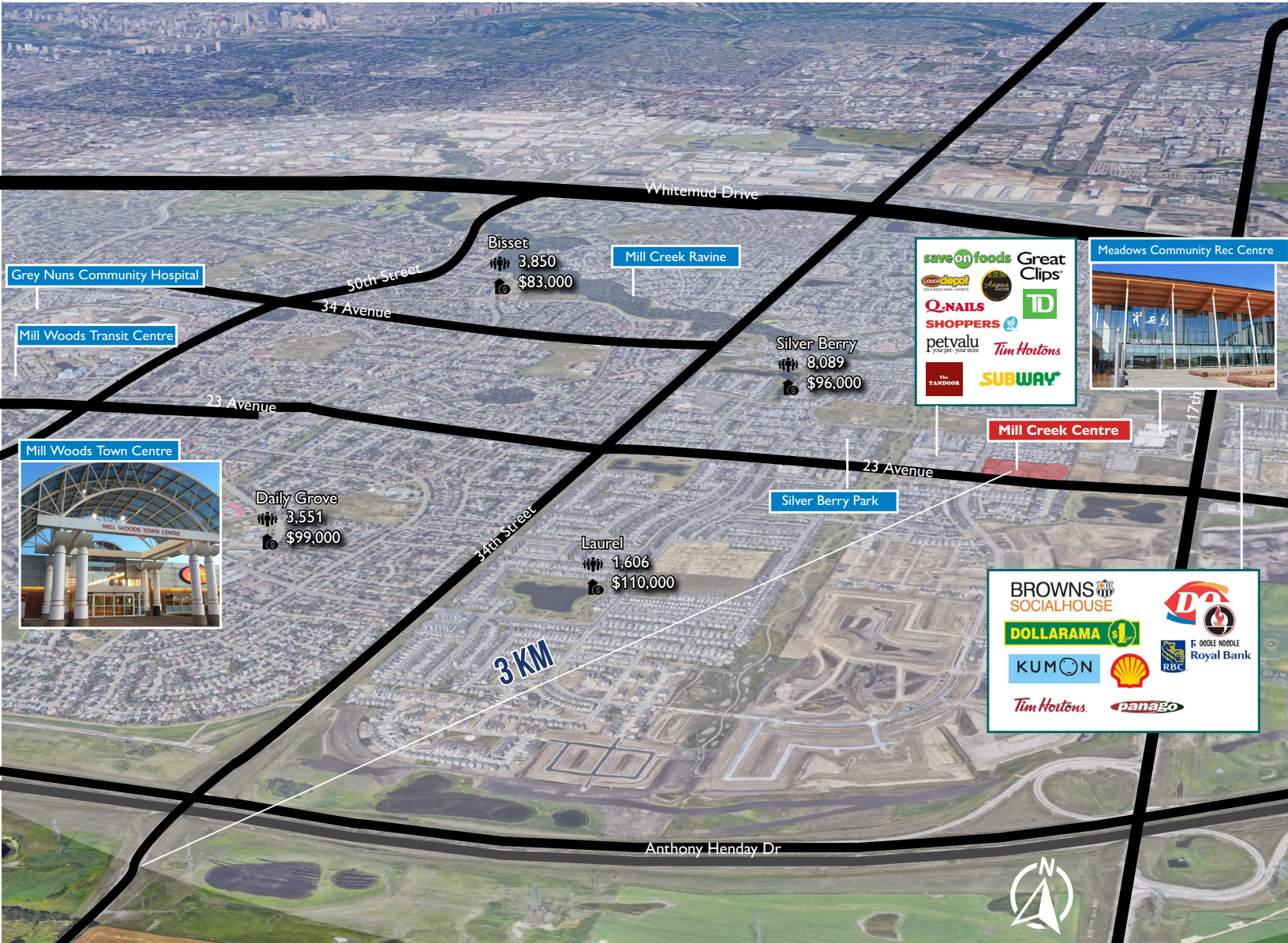


23 Avenue

- | | | | | | | | |
|---|--|--|---|---|--|---|--|
| <ul style="list-style-type: none"> A1 SERVUS CREDIT UNION A2 PIZZA UNLIMITED A3 A1 MEATS A4 MUDPOT SOUTH INDIAN CUISINE | <ul style="list-style-type: none"> B1 MARY BROWN'S CHICKEN B2-B3 GANESH SWEETS B4 PRIME LIQUOR B5 1,743 SF +/- | <ul style="list-style-type: none"> C1 5,616 SF +/- | <ul style="list-style-type: none"> D1 CIRCLE K D2 HUSKY | <ul style="list-style-type: none"> E1 LUBE CITY | <ul style="list-style-type: none"> F1 RISE N' SHINE DAYCARE F2 MY STYLE SALON & SPA F3 MILL CREEK MEDICAL CLINIC F4 PRIMUS PHYSIOTHERAPY F5 PURBA VISION | <ul style="list-style-type: none"> G1 SKY TAEKWONDO G2 PROFESSIONAL OFFICE G3 KONZ G4 SMOKEY'S CANNABIS | <ul style="list-style-type: none"> H1 BUILD TO SUIT - UP TO 6,000 SF |
|---|--|--|---|---|--|---|--|



LOCATION



DEMOGRAPHICS | 2018



Population:

1KM	3KM	5KM
6,819	67,560	104,213



AHI:

1KM	3KM	5KM
\$120,306	\$117,160	\$110,518



Households:

1KM	3KM	5KM
1,691	17,306	33,355



MC CD 21.07.08

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