

FOR LEASE

# KENNEDALE PLAZA

**New Units Available From  
1,100 SF - 6,138 SF**

13030 50 NW, Edmonton, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**John Shamey**

Partner  
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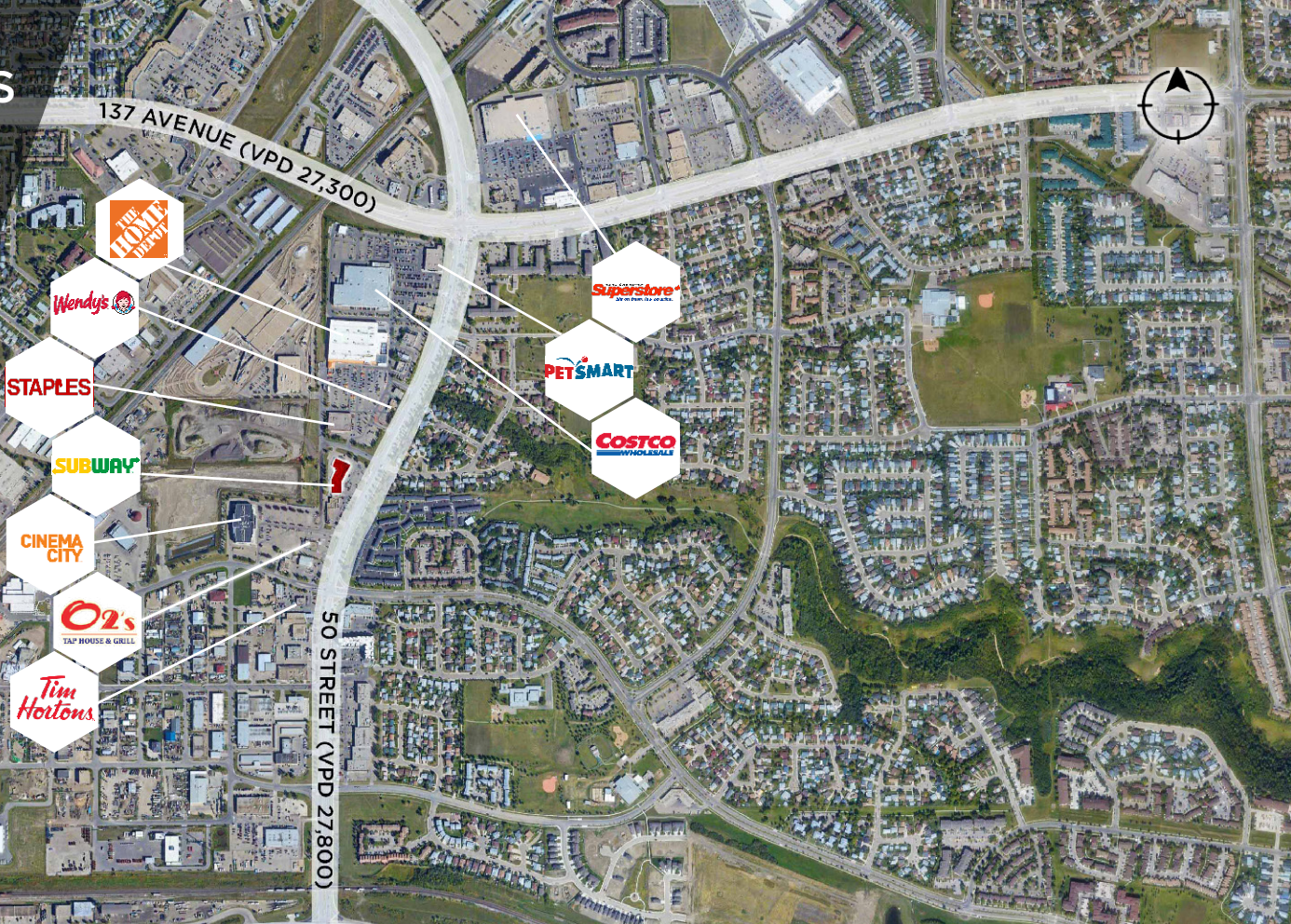
**Devan Ramage**

Associate  
780 702 9479  
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# PROPERTY HIGHLIGHTS

- Join Azucar, Medical Clinic, Pharmacy, Eye Masters, In & Out Registry, Fabutan/Hush, Cash Money, Saigon Flavors and Liquor Gallery
- Strategically located with high exposure to 50th Street
- Average number of vehicles per day along 50th Street is over 27,700
- High exposure signage opportunities available
- DC2 - Site Specific Development Control Provision Zoning allows for a variety of uses
- Nearby Retailers include; Costco, Home Depot, Staples, Wendy's, Subway, O2's, Cinema City Movies 12 and many more!



# DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	6,088	83,378	179,977

	AVERAGE INCOME		
	1km	3km	5km
	\$77,834	\$89,370	\$94,058

	HOUSEHOLDS		
	1km	3km	5km
	2,124	33,322	70,475

	MEDIAN INCOME		
	1km	3km	5km
	\$62,809	\$72,160	\$75,247

	AGE (Years)		
	0-24	25-54	55+
	30.8%	39.9%	21.4%

	VEHICLES PER DAY
	27,800 on 50 Street



# PROPERTY DETAILS

## LEGAL DESCRIPTION

Plan 8820283, Block 25, Lot 3

## ZONING

DC2 - Site Specific Development  
Control Provision

## NEIGHBOURHOOD

Kennedale Industrial

## LEASE RATE

Market

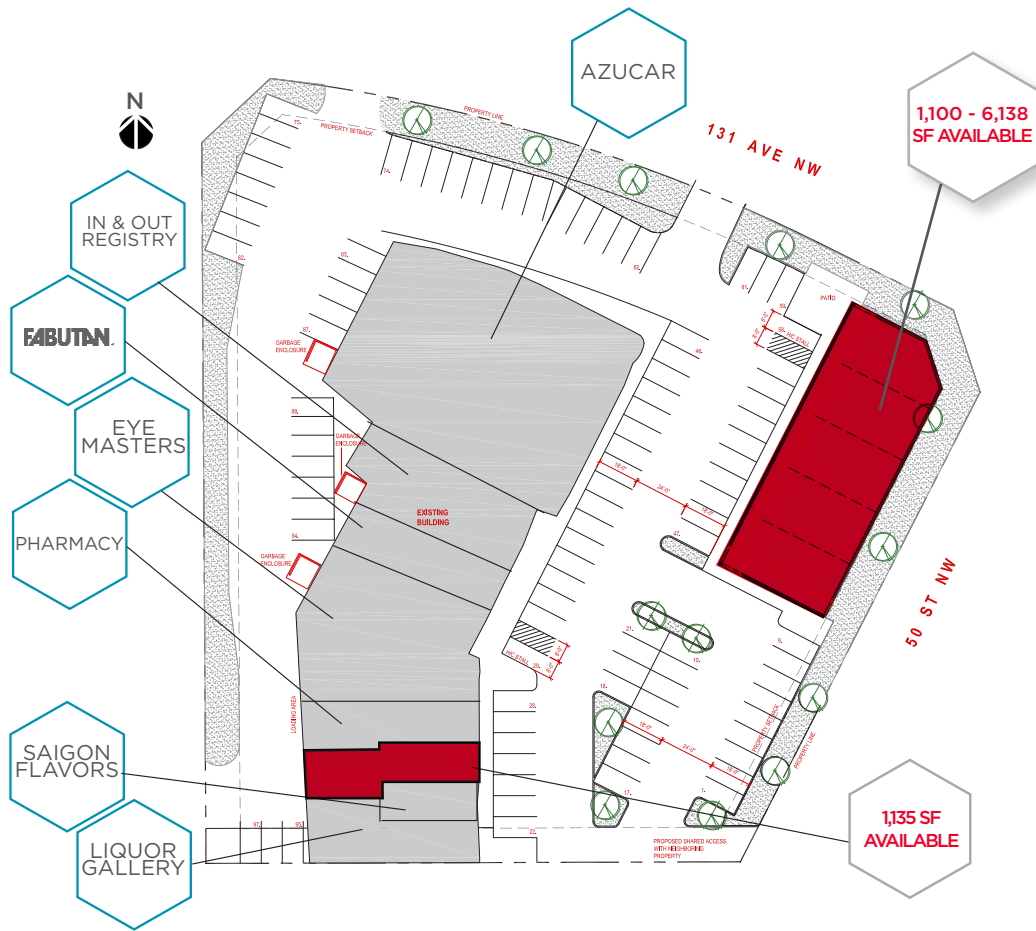
## OPERATING COST

\$15.23 per SF (2024)

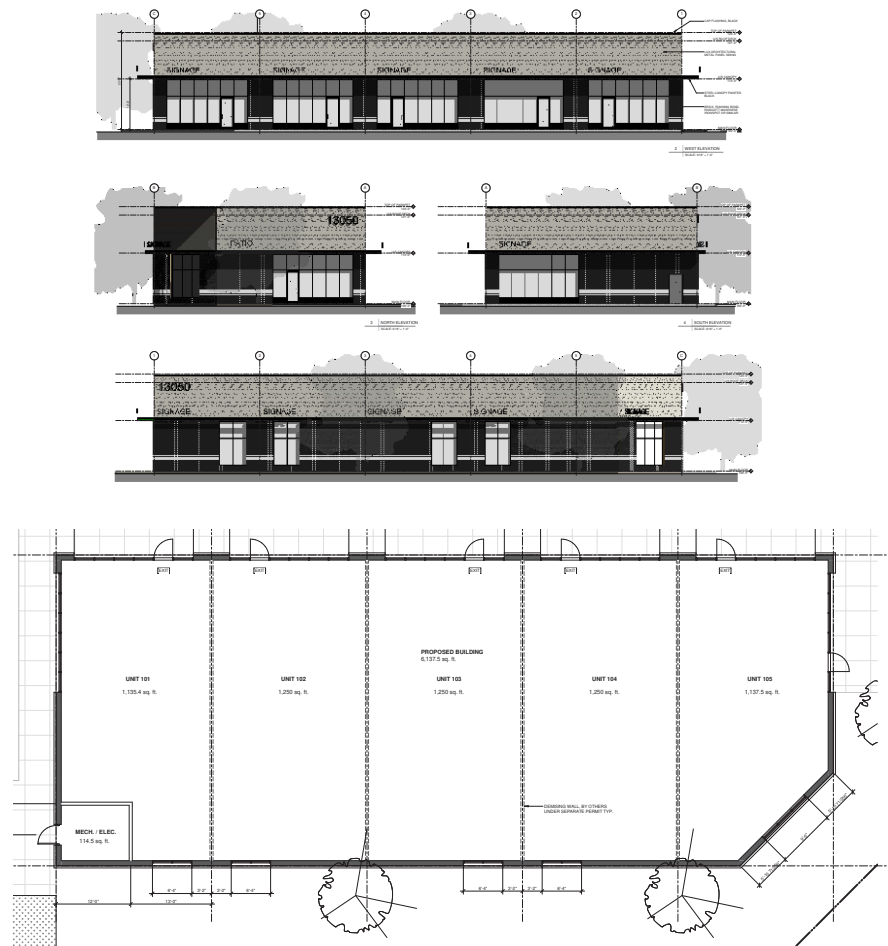


1,135 SF AVAILABLE

# SITE PLAN



# FLOOR PLANS AND RENDERINGS



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