

FULLY LEASED!

**COMING SOON:
CHURCH'S CHICKEN**



FOR LEASE

KENNEDALE PLAZA

13030 50 NW, Edmonton, AB

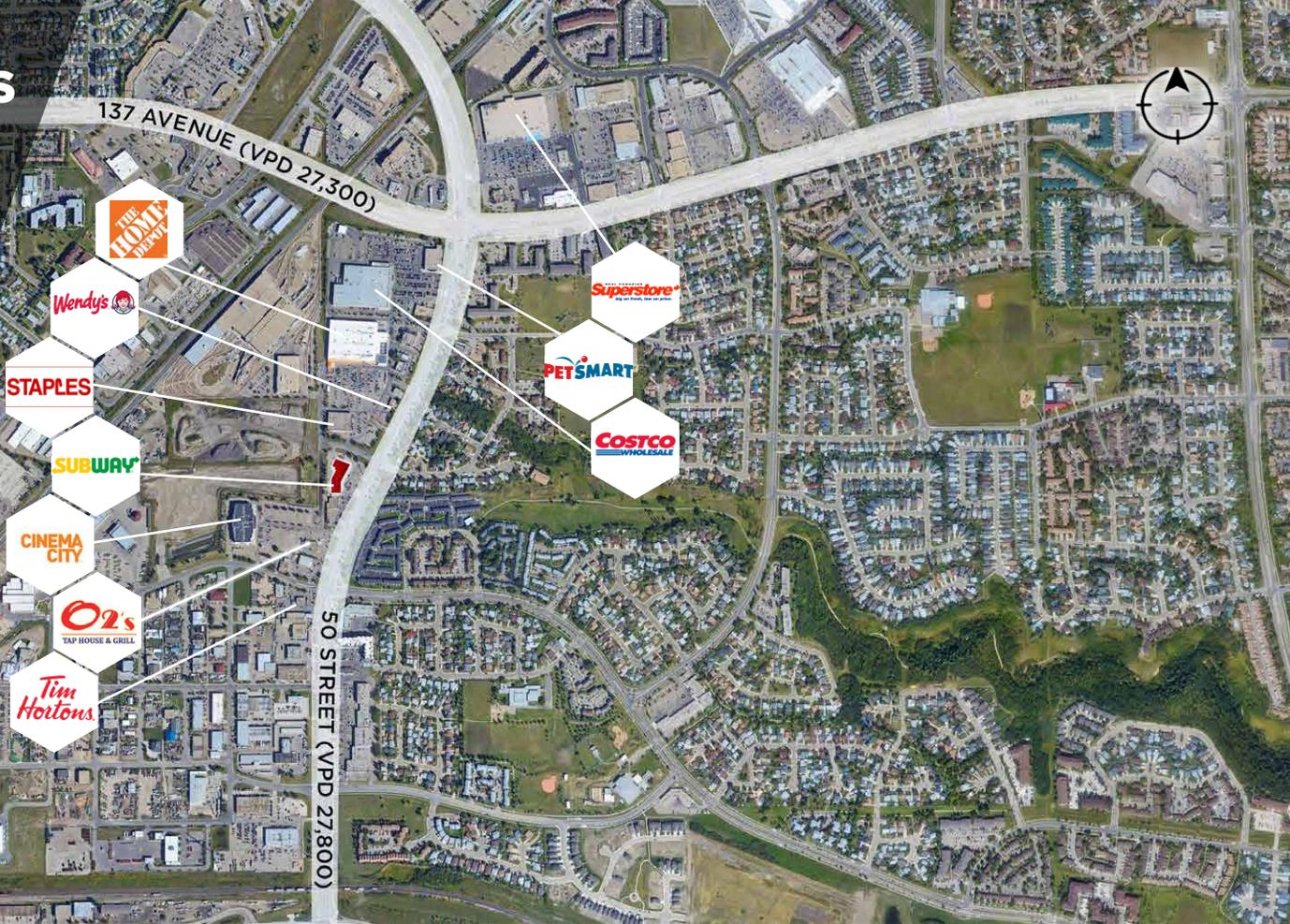
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PROPERTY HIGHLIGHTS

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

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

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

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

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

| VEHICLES PER DAY | VEHICLES PER DAY | | |
|------------------|---------------------|--|--|
| | 27,800 on 50 Street | | |
| | 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

ADDITIONAL RENT

\$16.08 /SF (2025)

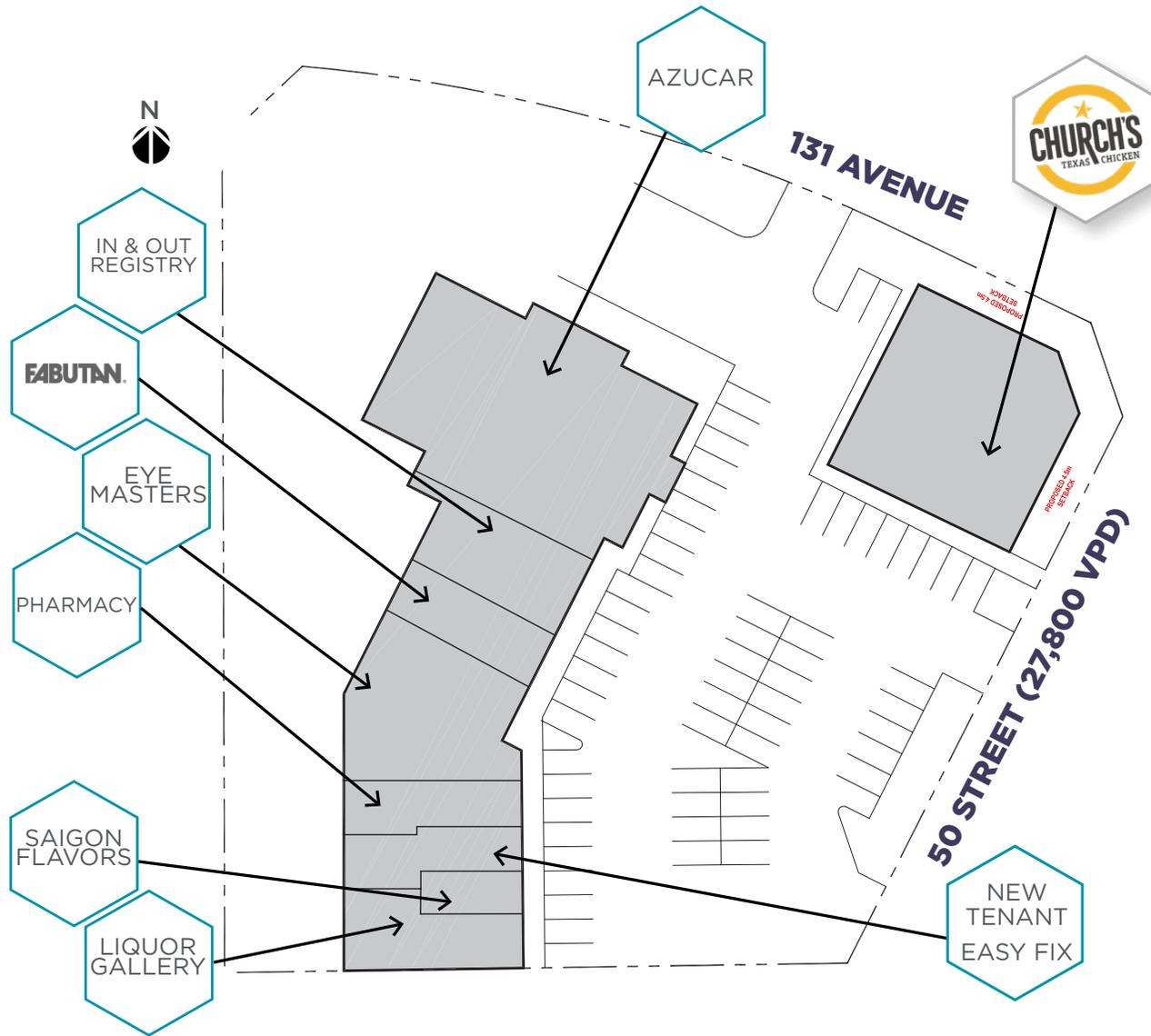
1,800 SF LEASED!



1,135 SF LEASED!



SITE PLAN



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