

**TWO BAYS REMAINING!**

FOR LEASE

## THE SHOPPES OF JAGARE RIDGE

141 STREET & 28 AVENUE SW,  
EDMONTON, AB

1,700 - 3,500 SF



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# PROPERTY HIGHLIGHTS

- 12,600 vehicles per day along 141 Street South of Ellerslie Road (2023)
  - Neighbourhood: Hays Ridge in Heritage Valley
- Zoning: CSC (Shopping Centre Zone)
- Projected population of Hays Ridge trade area is 127,853
  - Total leasable area: 1,800 SF
- Household Income: \$152,126 (5km)
  - Easy access to Ellerslie Road and 41<sup>st</sup> Avenue SW
- Additional Rent: \$18.44 per SF (est. 2023)



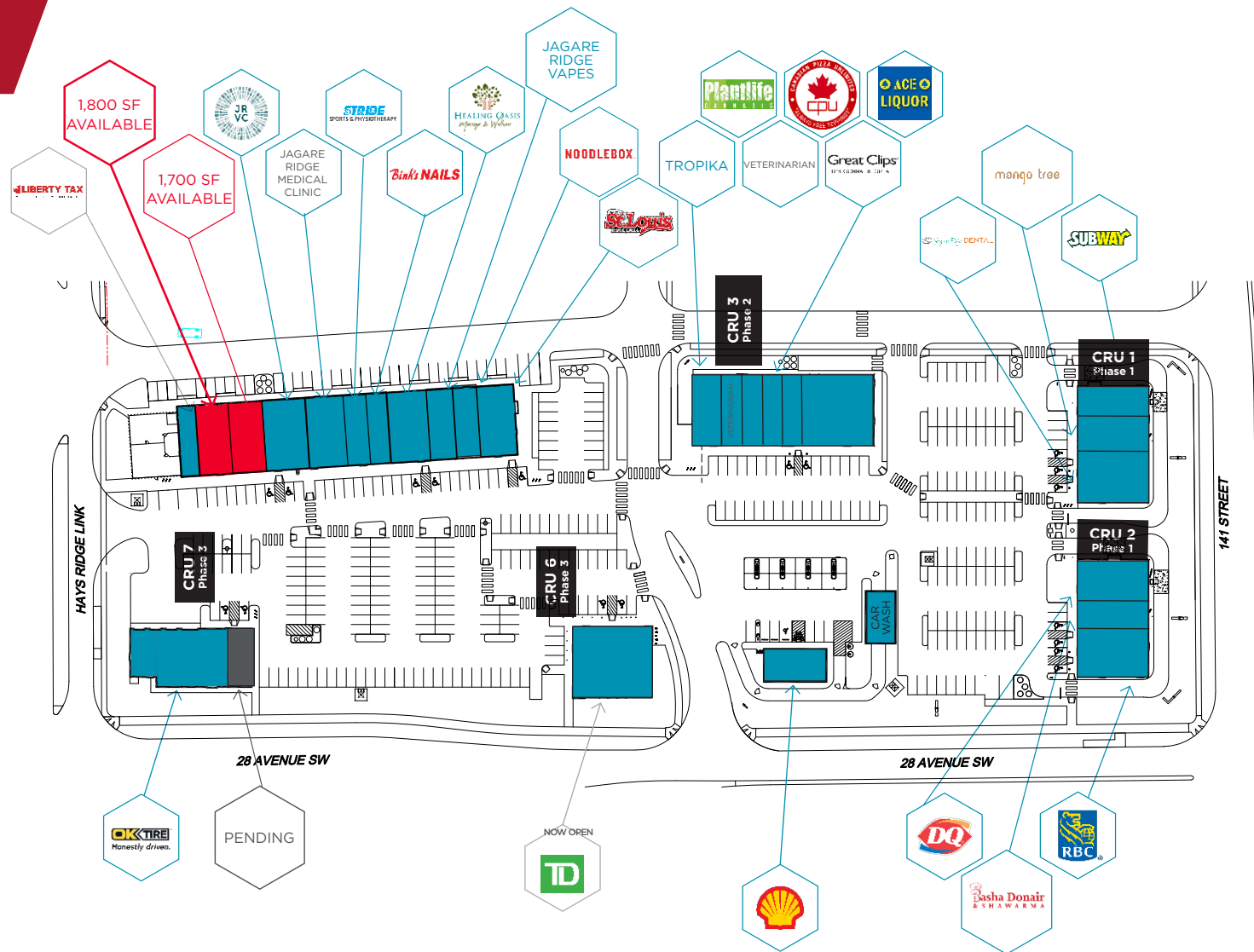


## PROPERTY PHOTOS





# SITE PLAN



**MELCOR**



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