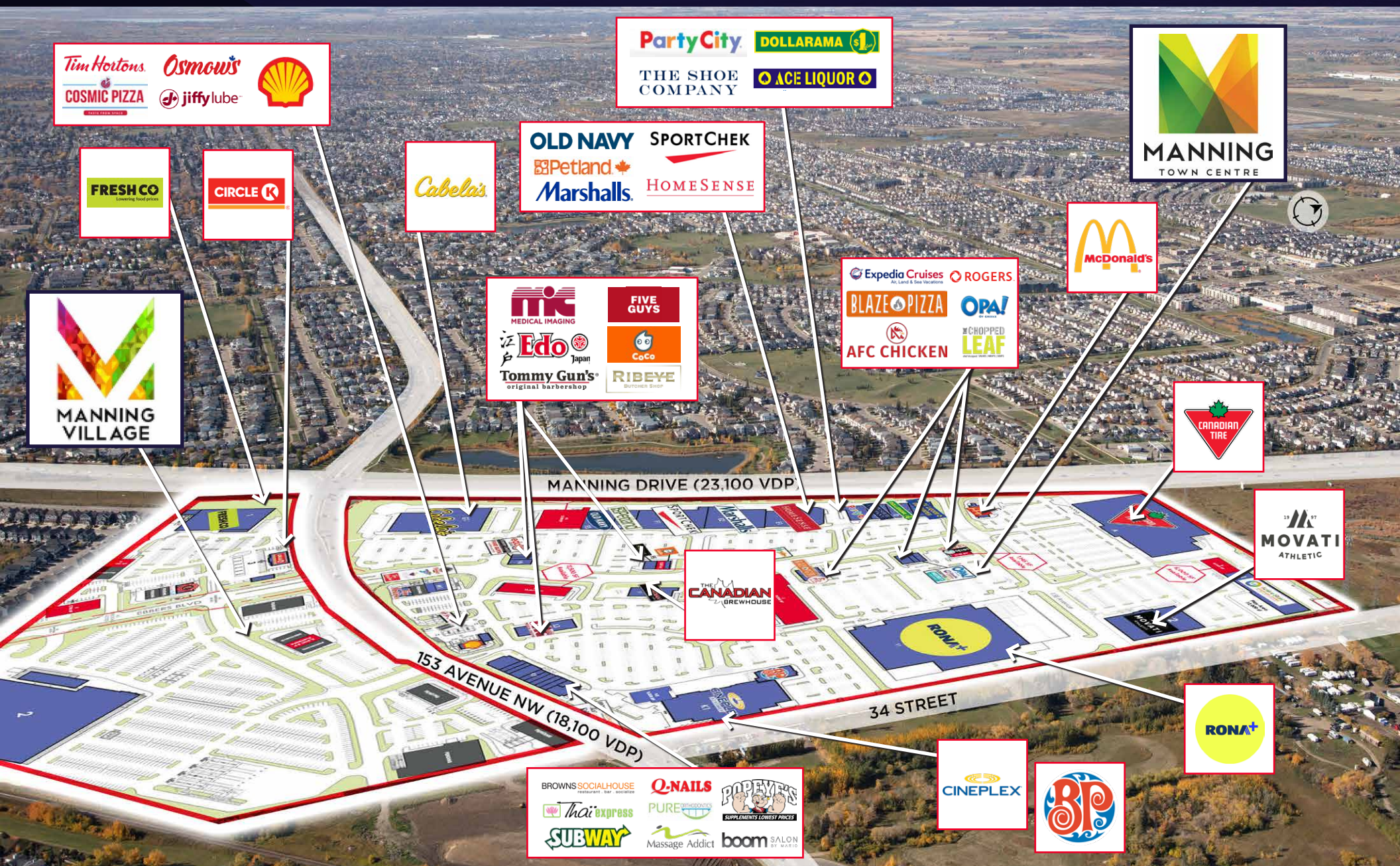


FOR LEASE
MANNING TOWN CENTRE/MANNING VILLAGE
MANNING DRIVE & 153 AVENUE, EDMONTON, AB
Retail Space Immediately Available for Lease



MANNING DRIVE (23,100 VDP)

153 AVENUE NW (18,100 VDP)

34 STREET

OVERVIEW

- Buildings are LEED Certified
- Part of NorthEast Edmonton's largest retail power centre
- 75 Acre site with ±500,000 SF of retail area
- Wide range of retailers, restaurants and services
 - Adjacent to Manning Drive
- Average household income: \$118,497
 - Population: 152,797
- Ideal for quick service restaurants, medical and retail uses
- Zones - DC1 - Direct Development Control Provision
 - NOW OPEN: Movati Fitness and Freshco
 - Est. Additional Rent: \$21.44 per SF (plus admin fee) 2025
 - Join Homesense, Cabela's, Marshalls, The Canadian Brew House, Old Navy, Movati, Freshco, Canadian Tire, Maverick Doughnuts, D-Spot, Dollarama, Tim Horton's and so much more.





DEMOGRAPHICS



POPULATION

1km	3km	5km
10,138	79,3347	152,797



AVERAGE INCOME

1km	3km	5km
\$131,442	\$121,430	\$118,497



HOUSEHOLDS

1km	3km	5km
3,272	26,611	52,630



VEHICLES PER DAY

23,100 on Manning Drive,
18,100 on 153 Avenue



MANNING TOWN CENTRE



MANNING VILLAGE



*SITE PAN SUBJECT TO CHANGE

NOW OPEN



MOVATI ¹⁹ ⁹⁷ ATHLETIC

FDC

NOW OPEN



CHIPOTLE

A PLUS NAILS

NOW OPEN



FRESH CO.

Lowering food prices

NOW OPEN

WE PRICE MATCH

ENTRANCE

EXIT ONLY

398

FRESH CO.
Lowering food prices



**CUSHMAN &
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