

FOR LEASE

MELCOR CROSSING

**ONE OF GRANDE PRAIRIE'S
PREMIER POWER CENTERS!**

**UNITS RANGING FROM
1,756 - 23,499 SF AVAILABLE**

**NORTHWEST CORNER OF 100 AVENUE & 108 STREET
GRANDE PRAIRIE, AB**

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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OVERVIEW

- Join multiple national anchors including Rona, Cineplex Odeon, London Drugs, Jysk, Michaels, Staples, Dollarama and many others!
 - Strategically located on the high traffic corridors of 108th Street and 100th Avenue.
- 108 Street sees over 20,558 vehicles per day and 100th Avenue sees over 20,073 vehicles on a daily/sees combined total of over 40,631 vehicles per day!
- Total Population of Grande Prairie is presently estimated at 71,102
- Average household income within a 1km radius is over \$87,424
- Conveniently located just steps away from Northwestern Polytechnic College.
- Additional retailers/businesses include Canadian Brewhouse, Starbucks, Burger King, Bar Burrito, Chopped Leaf, Montana's and many others!
 - Site features ample on site parking.
- CA - Arterial Commercial zoning allows for a wide variety of uses.
- High exposure signage opportunities available.
- Possession: Available Immediately
- Lease Rate: Market
- Additional Rent: Parcel Specific

PROPERTY PHOTOS





PROPERTY PHOTOS

DEMOGRAPHICS



POPULATION

1km	3km	5km
1,002	29,186	65,598



AVERAGE INCOME

1km	3km	5km
\$113,162	\$110,150	\$106,333



HOUSEHOLDS

1km	3km	5km
463	11,540	24,422



VEHICLES PER DAY

23,100 on 108 Street
20,073 on 100 Avenue

UNIT 102: 1,756 SF (PARTIALLY BUILT OUT RESTAURANT)
UNIT 103: 2,215 SF



UNIT 101: 23,499 SF ENDCAP
WITH DOCK LOADING





UNIT 10805: 3,636 SF



UNIT 10936: 4,069 SF

SITE PLAN



AERIAL VIEW



SITE

OLD NAVY

The BRICK



Walmart

save on foods

105 AVENUE

108 STREET (HIGHWAY 43) (VPD 23,100)

NORTHWESTERN
POLYTECHNIC

100 AVENUE (HIGHWAY 43) (VPD 20,073)

COSTCO
WHOLESALE



RONA

LONDON
DRUGS

STAPLES



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