

FOR LEASE

# MELCOR CROSSING

ONE OF GRANDE PRAIRIE'S  
PREMIER POWER CENTERS!

UNITS RANGING FROM  
2,215 - 23,499 SF AVAILABLE

NORTHWEST CORNER OF 100 AVENUE & 108 STREET  
GRANDE PRAIRE, 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



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## 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: LEASED**  
**UNIT 103: 2,215 SF**



**UNIT 101: 23,499 SF ENDCAP**  
**WITH DOCK LOADING**

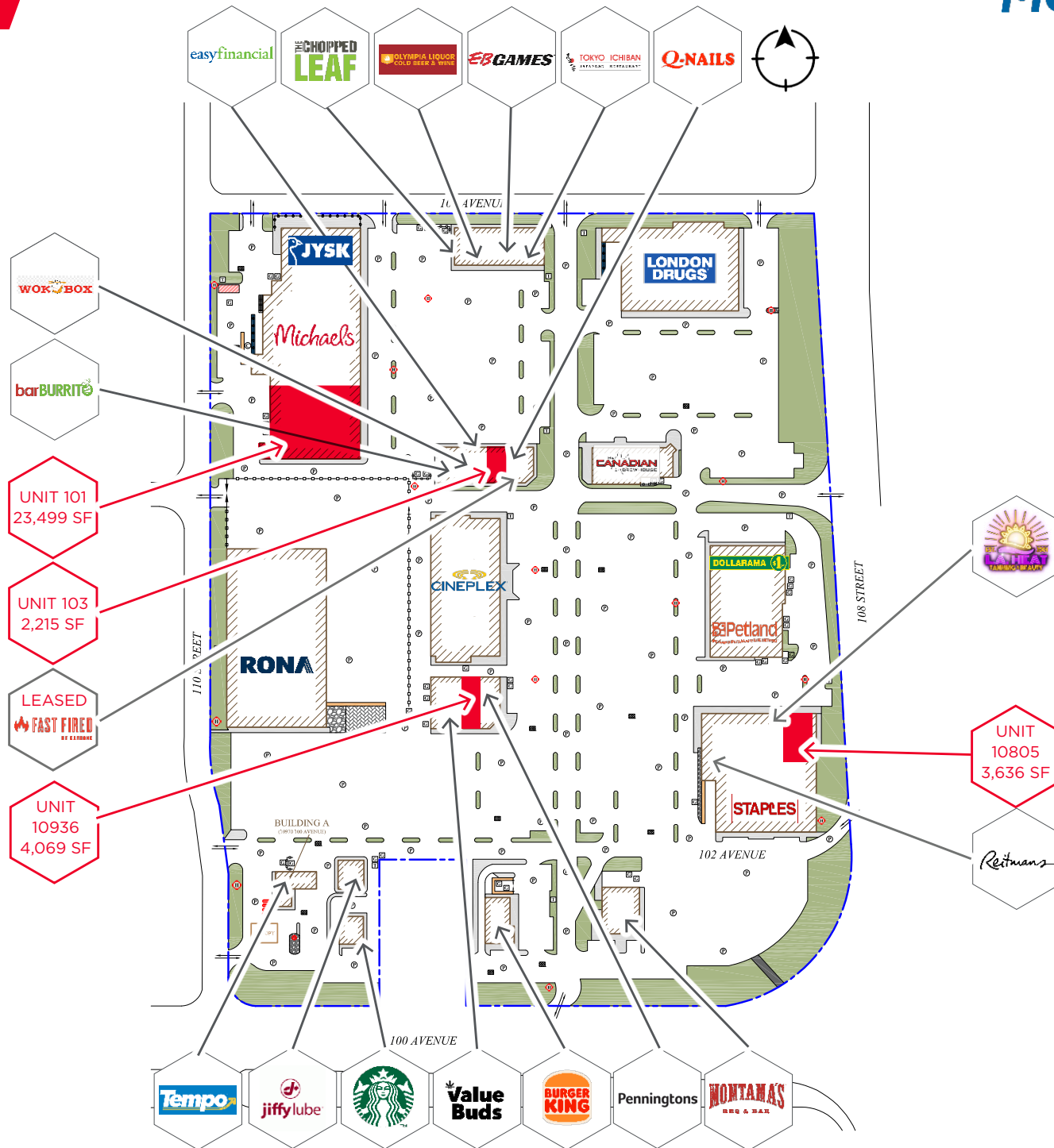
UNIT 10805: 3,636 SF



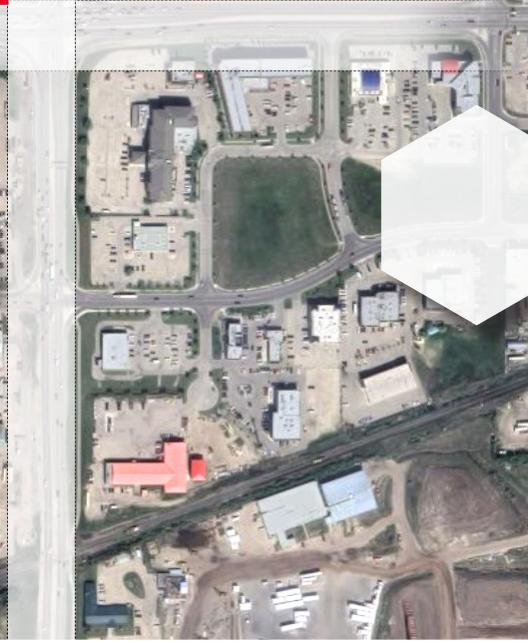
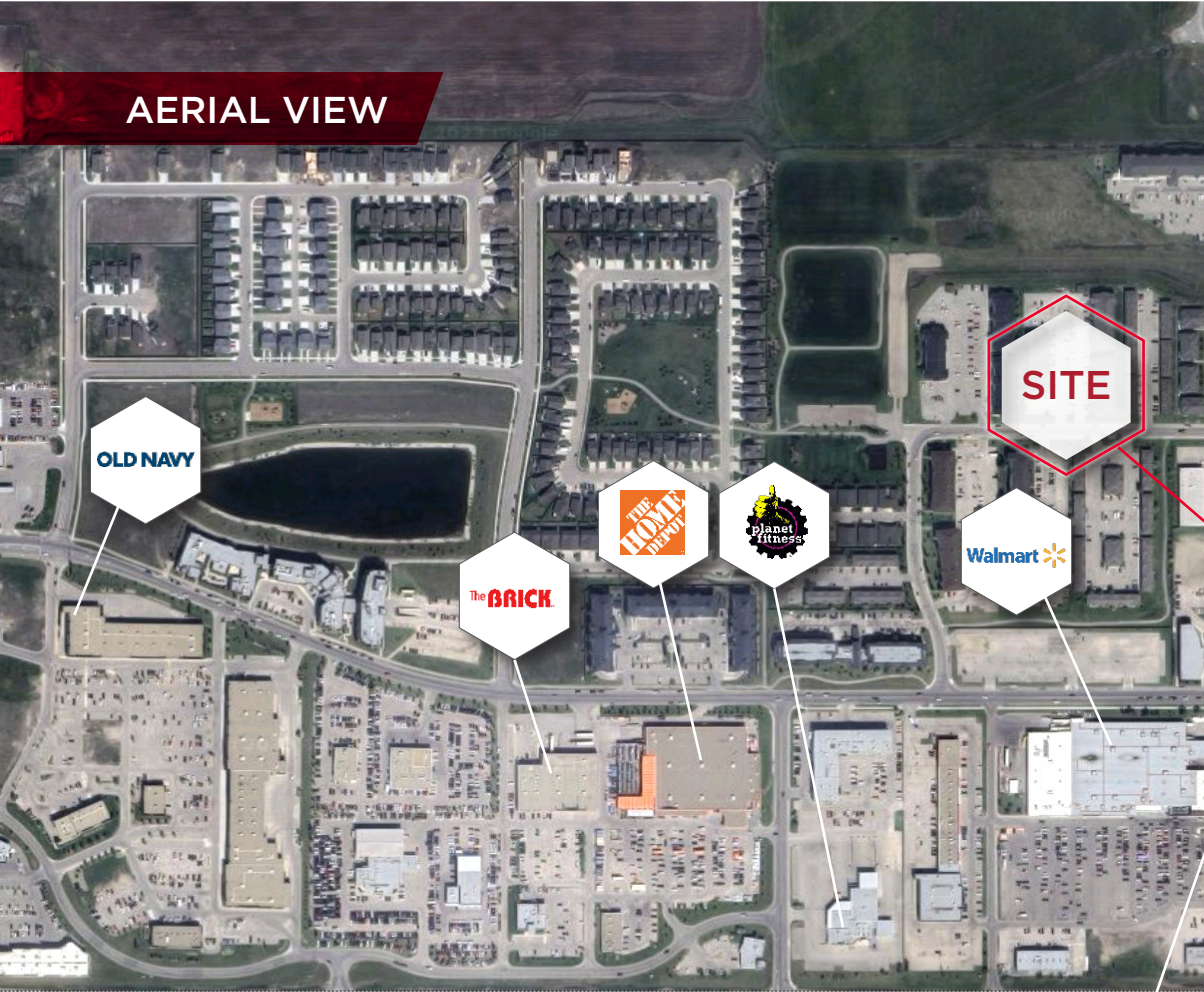
UNIT 10936: 4,069 SF



# SITE PLAN



**AERIAL VIEW**



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

110 STREET

105 AVENUE

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



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