

1,200 SF AVAILABLE IMMEDIATELY



 **CUSHMAN & WAKEFIELD**  
Edmonton

FOR LEASE

# PRIMROSE LANE SHOPPING CENTRE

8446 182 Street NW, Edmonton, AB

1,200 SF RETAIL SPACE IN NEIGHBORHOOD CENTRE

## PROPERTY HIGHLIGHTS

- Vacancy available immediately
- Attractive rental rates: Starting at \$25.00 per SF
- Additional rent - \$10.78 per SF (2025 estimated budget)
- Average Household Income is \$108,396 (0-3 KM)
- Average persons per household is 2.8 (0-3 KM)
- Other tenants include: Sunrose Medical Clinic, Loriz Bakery, IDA Pharmacy, Lee Gardens, Grove Dental, etc.
- Located across the Aldergrove School
- Zoning: CN - Neighborhood Commercial Zone



**Karina Lopez**  
Senior Associate  
780 429 9393  
karina.lopez@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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## PROPERTY DETAILS

**Municipal Address:** 8446 182 Street NW,  
Edmonton, AB

**Legal Description:** Plan 7622295, Block 13, Lot 2

**Zoning:** CN - Neighborhood  
Commercial Zone

**Rental Rate:** Starting at \$25.00 per SF

**Additional Rent:** \$10.78 per SF (2025 est.  
budget)

## DEMOGRAPHICS



### POPULATION

1km	3km	5km
11,662	82,046	163,45



### AVERAGE INCOME

1km	3km	5km
\$91,698	\$108,397	\$118,814



**VEHICLES PER DAY**  
3,500 on 182 Street



### HOUSEHOLDS

1km	3km	5km
3,948	30,609	60,232

## PROPERTY PHOTOS



## IDEAL USES



PERSONAL FITNESS SERVICE SHOPS



HEALTH SERVICES

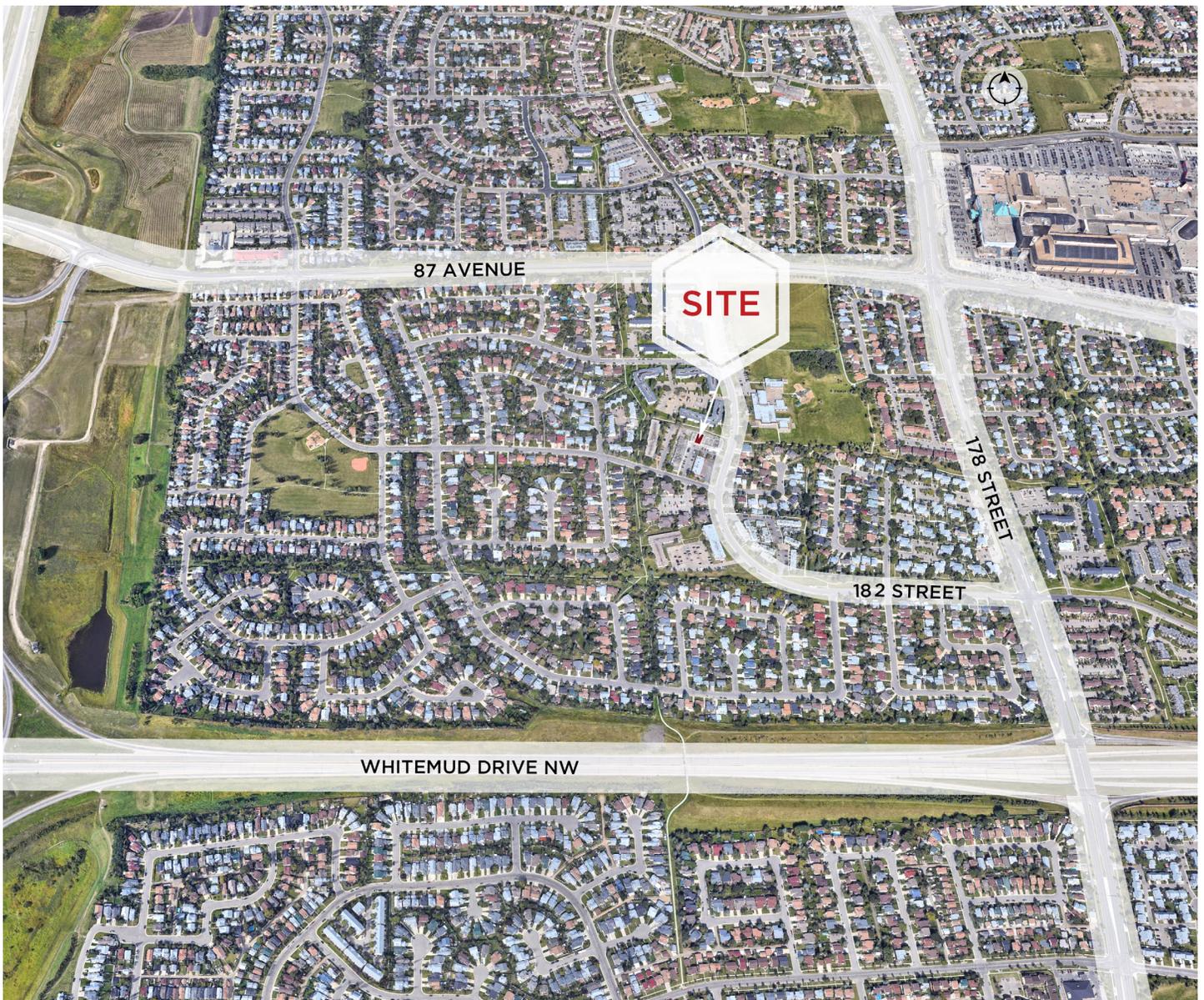


FOOD & DRINK SERVICE



PROFESSIONAL, FITNESS, FINANCIAL, AND OFFICE SUPPORT BUSINESSES

## AERIAL





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Senior Associate  
780 429 9393  
[karina.lopez@cwedm.co](mailto:karina.lopez@cwedm.co)