

1,200 SF AVAILABLE IMMEDIATELY



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 - \$10.00 per SF (2024 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@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 21, 2025

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: | \$10.00 per SF (2024 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

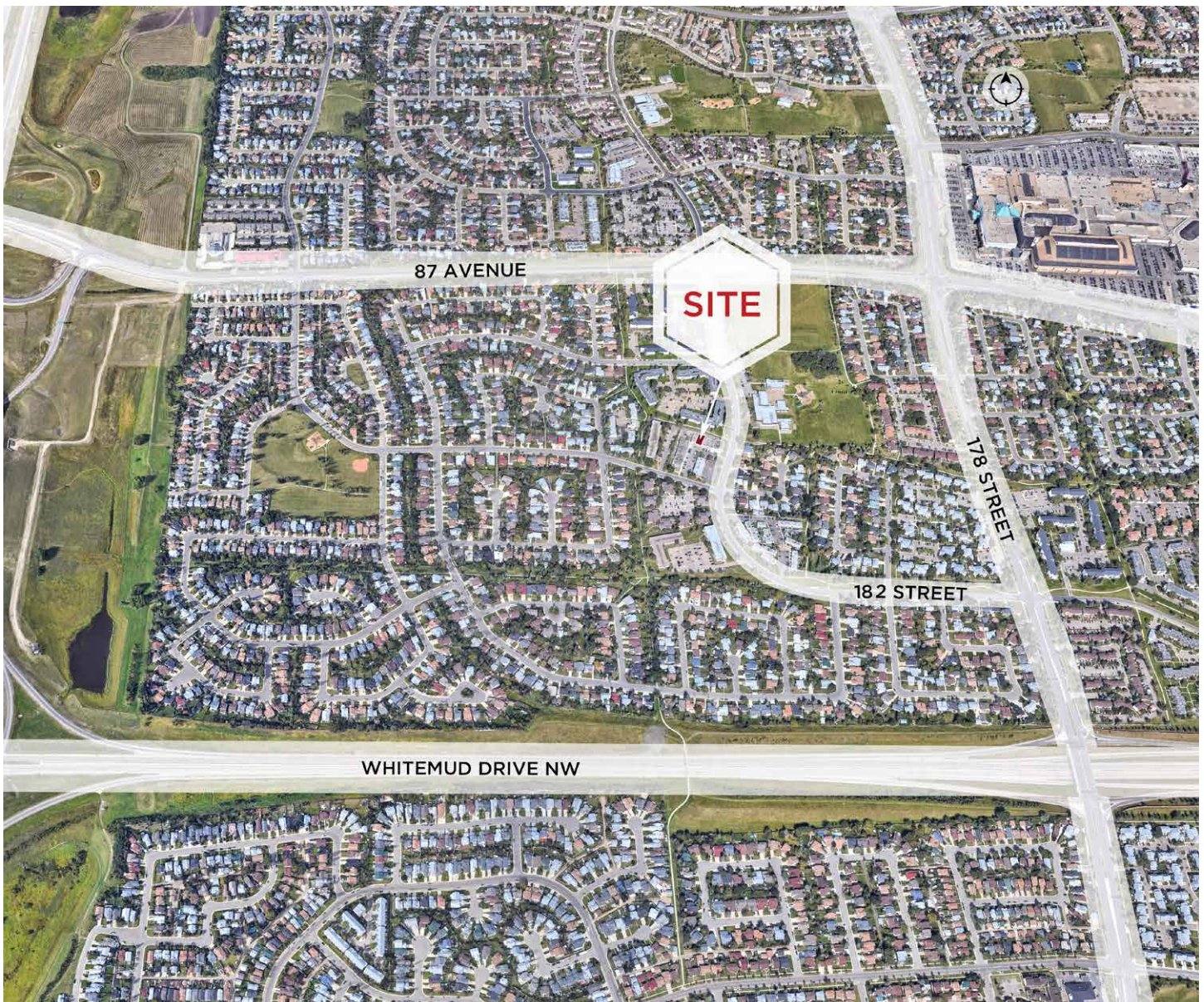


FOOD & DRINK SERVICE



PROFESSIONAL, FITNESS,
FINANCIAL, AND OFFICE
SUPPORT BUSINESSES

AERIAL





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