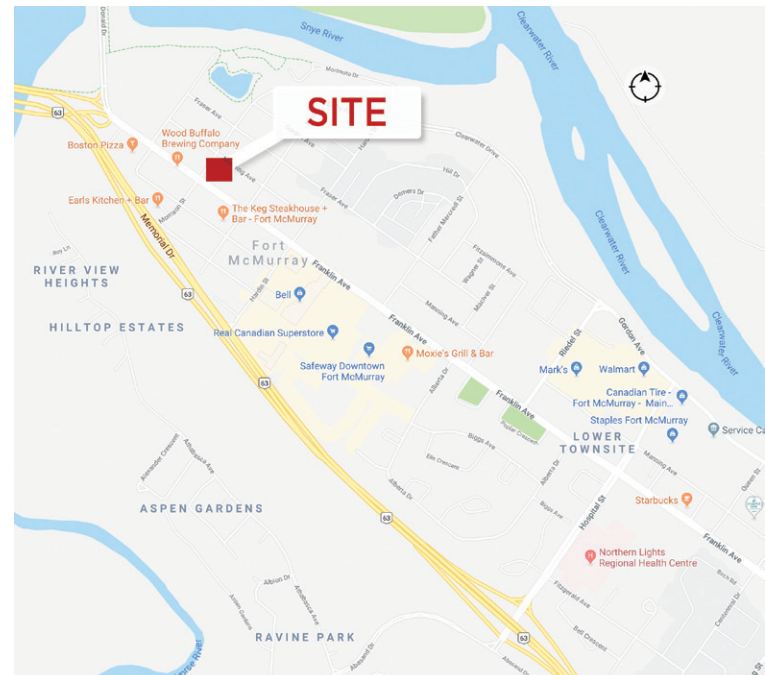




## 5,630 SF Retail Professional Space

### Property Highlights

- Excellent exposure along Franklin Avenue
- 5,630 SF of prime retail space
- Gross Rental Rate: \$50.00 per SF, including HVAC, water & property taxes (\*Note that this rate will escalate \$1.00/SF/year)
- Tenant pays for separately metered electricity
- 12' ceilings
- Ample parking
- Zoning: CBD1
- Available immediately



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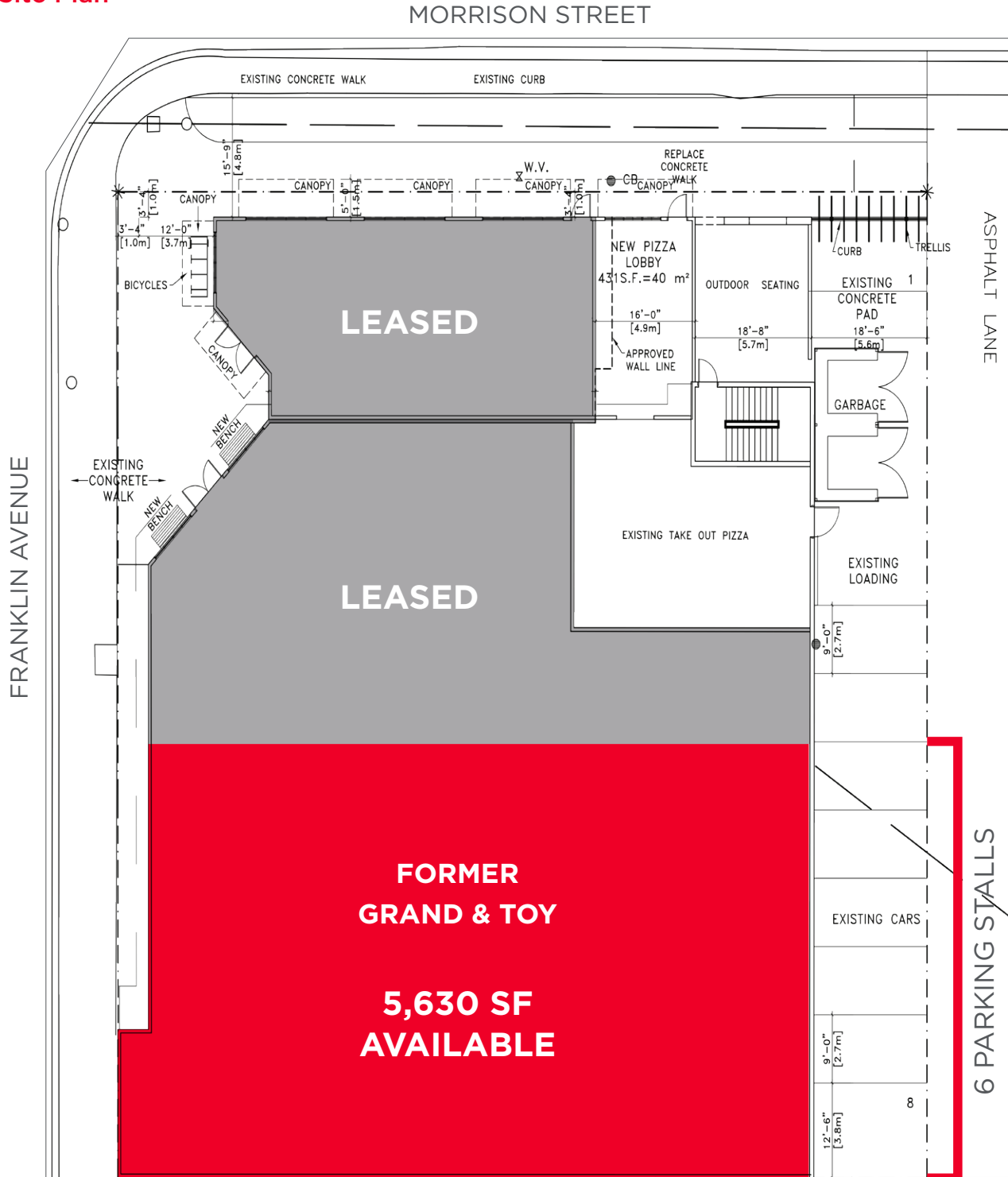
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FOR LEASE

# Haxton Building

10020 Franklin Avenue, Fort McMurray, AB

## Site Plan



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## Property Photos



**Store Front**



**Interior**



**Interior**



**Grade Loading Door**



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## Aerial



## Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Canadian Tire	102 - 19 Riedel Street	1.52
Canadian Tire	1 Hospital Street	1.86
Staples Canada	8544 Manning Avenue	1.95
Rona Canada	8408 Manning Ave	2.13
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Real Canadian Superstore	9 Haineault St	0.74
Safeway Canada	9601 Franklin Avenue	0.85
Sobeys	300 19 Riedel Street	1.47
Shoppers Drug Mart	8600 Franklin Ave., Un...	1.69
Save-On-Foods Canada	8406 Franklin Avenue	2.11
Save-On-Foods Canada	131 Signal Road	2.67
Sobeys	210 Thickwood Blvd	2.68
Shoppers Drug Mart	121 Signal Rd, Unit #1...	2.71
Shoppers Drug Mart	112 Riverstone Ridge, ...	4.74
Save-On-Foods Canada	#106 - 100 Riverstone ...	4.82
Banks		
Bank Name	Address	Dist. (km)
BMO Financial	9920 FRANKLIN AVE	0.11
Scotiabank Canada	9541 Franklin Avenue,	0.56
TD Canada Trust	8600 Franklin Avenue, Nc	1.00
Canadian Imperial Bank of	8553 Manning Avenue	1.12
Royal Bank of Canada	8540 Manning Ave	1.16
Scotiabank Canada	331 Thickwood Boulevard	1.73
Royal Bank of Canada	101 Riverstone Ridge-Uni	3.02
Canadian Imperial Bank of	104 Riverstone Ridge	3.02

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2016 Population (Census)	17,955	75,384
2019 Population Estimate	18,304	78,503
2022 Population Projection	18,631	80,197
% Pop. Change (2016-19)	1.9%	4.1%
% Pop. Change (2019-22)	1.8%	2.2%
Families in Private HHs	4,531	20,616
Couple census families	4,032	18,603
Without children	1,972	7,793
With children	2,059	10,810
Lone-parent families	500	2,013
Average Persons Per Family	3.0	3.1
% Population - 0 - 3 km		
	0 - 3 km	Wood Buffalo CSD
55+	10%	10%
25-54	55%	55%
0-24	35%	35%
% Household Size - 0 - 3 km		
	0 - 3 km	Wood Buffalo CSD
1 p.	35%	25%
2 p.	30%	30%
3 p.	15%	15%
4 p.	10%	10%
5+ p.	10%	10%

INCOME		
	0 - 3 km	CSD
Under \$20K	506	1,316
\$20 - \$40K	347	864
\$40 - \$60K	459	1,146
\$60 - \$80K	429	1,111
\$80 - \$100K	595	1,690
\$100 - \$125K	639	2,039
\$125 - \$150K	968	3,797
\$150 - \$200K	1,924	9,286
\$200K +	1,331	7,206
Average Household Income	\$ 183,966	\$ 220,896
Median Household Income	\$ 141,103	\$ 162,193
% Households by Income - 0 - 3 km		
	0 - 3 km	Wood Buffalo CSD
Under \$20K	5%	5%
\$20 - \$40K	5%	5%
\$40 - \$60K	5%	5%
\$60 - \$80K	5%	5%
\$80 - \$100K	5%	5%
\$100 - \$125K	5%	5%
\$125 - \$150K	10%	10%
\$150 - \$200K	25%	25%
\$200K +	15%	15%

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