



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

**TERWILLEGAR  
PROFESSIONAL  
CENTRE**

123 Haddow Close NW,  
Edmonton, AB



**1,722 SF RETAIL/OFFICE UNIT AVAILABLE IMMEDIATELY!**

**PROPERTY HIGHLIGHTS**

- Medical Professional Development strategically located on the North West Corner of Terwillegar Drive & Riverbend Road.
- Existing Tenants include: Dental Oasis, Dr. Marcia Hartt Medical Aesthetics, Terwillegar Counseling Centre, Hawkstone Medical Clinic, The Medicine Shoppe, The Bikate Salon, Terwillegar Medical Clinic, Alberta Denture Clinic & Pizza 73.
- Terwillegar Drive sees 33,000 vehicles per day and Riverbend Road sees over 17,000 vehicles per day!
- Ample on site parking available
- High exposure signage opportunities available.
- (DC2) Site Specific Development Control Provision Zoning allows for a large variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$14.61 /SF (2023)



**Devan Ramage**

Associate

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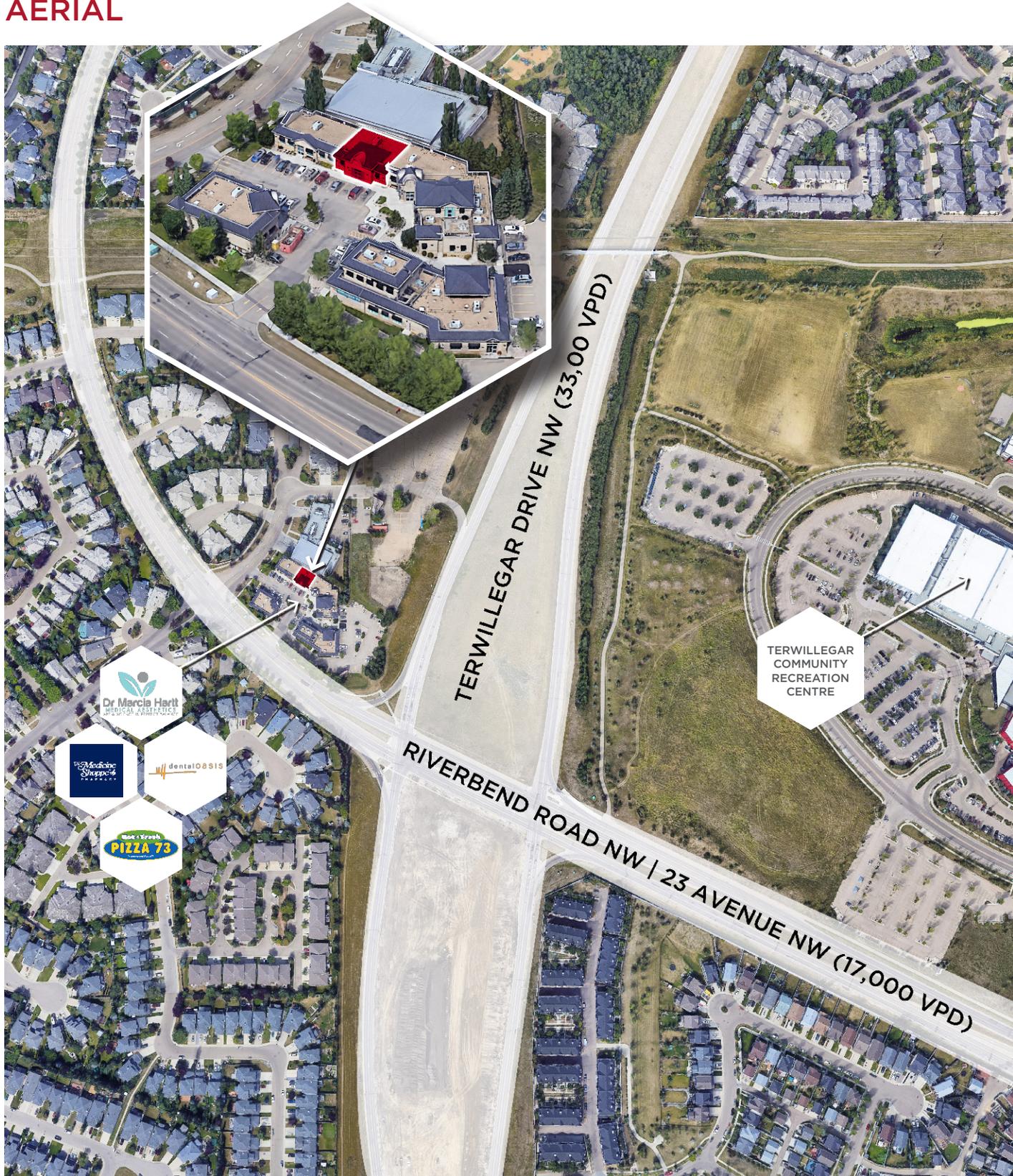
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# PROPERTY DETAILS

Municipal Address: 123 Hadow Close NW  
Zoning: (DC2) Site Specific Development Control Provision

Neighbourhood: Hadow  
Built: 2005

## AERIAL



# PROPERTY PHOTOS



# INTERIOR PHOTOS



# DEMOGRAPHICS

POPULATION	1km	3km	5km
	7,706	56,752	127,574

AVERAGE INCOME	1km	3km	5km
	\$166,530	\$191,517	\$174,962

HOUSEHOLDS	1km	3km	5km
	2,695	20,157	46,452

VEHICLES PER DAY	33,000 VPD on Terwillegar Drive and 17,000 VPD on Riverbend Road		
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