

FOR LEASE HARVEST POINTE/HARVEST HILLS MARKET SW CORNER OF 50TH STREET & ELLERSLIE ROAD, EDMONTON, AB

Retail Space Immediately Available for Lease



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OVERVIEW

5309 ELLERSLIE RD

- Be a part of SE Edmonton's largest power centres (Harvest Pointe and Harvest Hills Market)
 - Located along Ellerslie Road (14,300 VPD) and 50th Street (29,200 VPD)
- Excellent access to the Anthony Henday, Ellerslie Road and 50th Street, close proximity to Beaumont
 - Anchored by Walmart, Sobeys and Superstore

PROPERTY DETAILS

Municipal Address: SW & NW Corner of 50th Street & Ellerslie Road

> Zoning: DC1 - Allows for a variety of uses

Opportunities starting from ±1,100 SF

> Lease Rate: Market

Additional Rent: Estimated \$18.50/SF plus administration fee

HARVEST HILLS MARKET

DEMOGRAPHICS

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	8 8 8 8 8 8		POPULATION						
			1km		3km		5km		
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		-			19				
			AVERAGE INCOME						
ß		1km		3km		5km	n		
		\$136,356		\$137,928		\$132,678			
				l'and		mante			
	HOUSEHOLDS								

~	HOUSEHOLDS						
	1km	3km	5km				
	3,945	21,570	44,214				



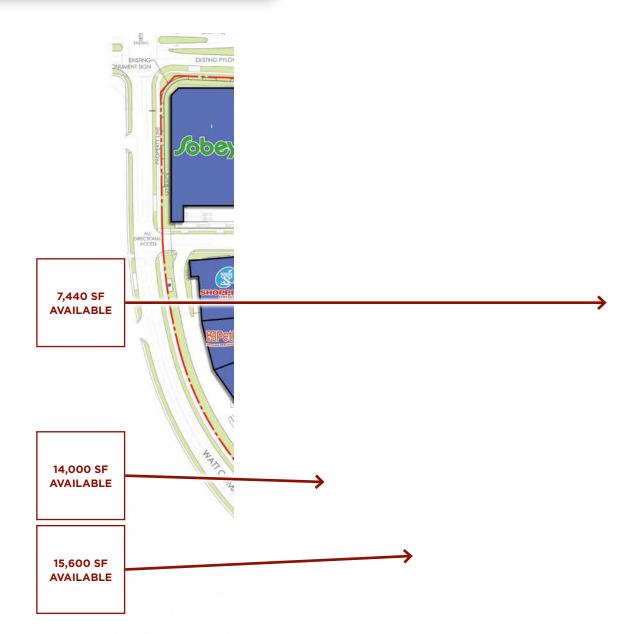
VEHICLES PER DAY 14,300 VPD on Ellerslie Road SW

29,200 VPD on 50 Street SW

HARVEST HILLS MARKET



HARVEST POINTE









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

Associate <u>780 702 9479</u> <u>devan.ramage@cwedm.com</u>

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