



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

BLACK GOLD PLAZA

4812 43A Avenue, Leduc, AB

UP TO 9,750 SF AVAILABLE!

PROPERTY HIGHLIGHTS

- Join Dickey's Barbeque Pit, Cosmic Pizza & Donair, Taco Time, Macao Imperial Tea, Gold Valley Daycare & OSC, AHL Pharmacy, Leading Edge Physiotherapy and other specialty users
- 870 SF - 9,750 SF available
- Strategically located along Black Gold Drive which sees an average of 3,000 vehicles per day
- CSC - Commercial Shopping Centre zoning allows for a large variety of uses
- Additional Rent: \$12.00 per SF (Estimated 2024)

Brett Killips

Partner

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Jennifer Baker

Team Coordinator


780 720 7629


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DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	7,018	33,057	39,177

	HOUSEHOLDS		
	1km	3km	5km
	2,881	11,692	13,802

	AVERAGE INCOME		
	1km	3km	5km
	\$107,220	\$135,137	\$135,851

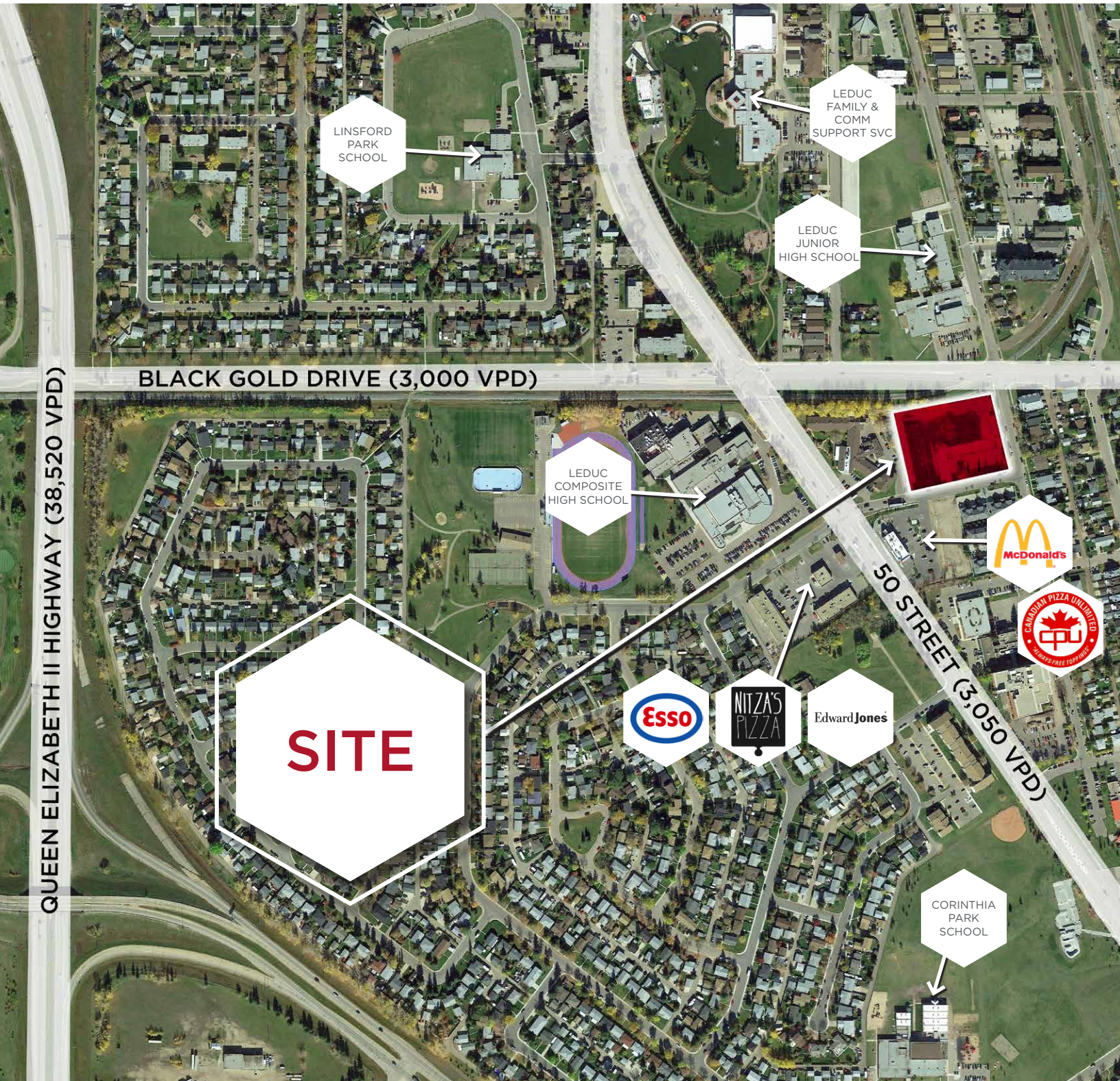
	VEHICLES PER DAY
	3,000 VPD on Black Gold Drive

PROPERTY DETAILS

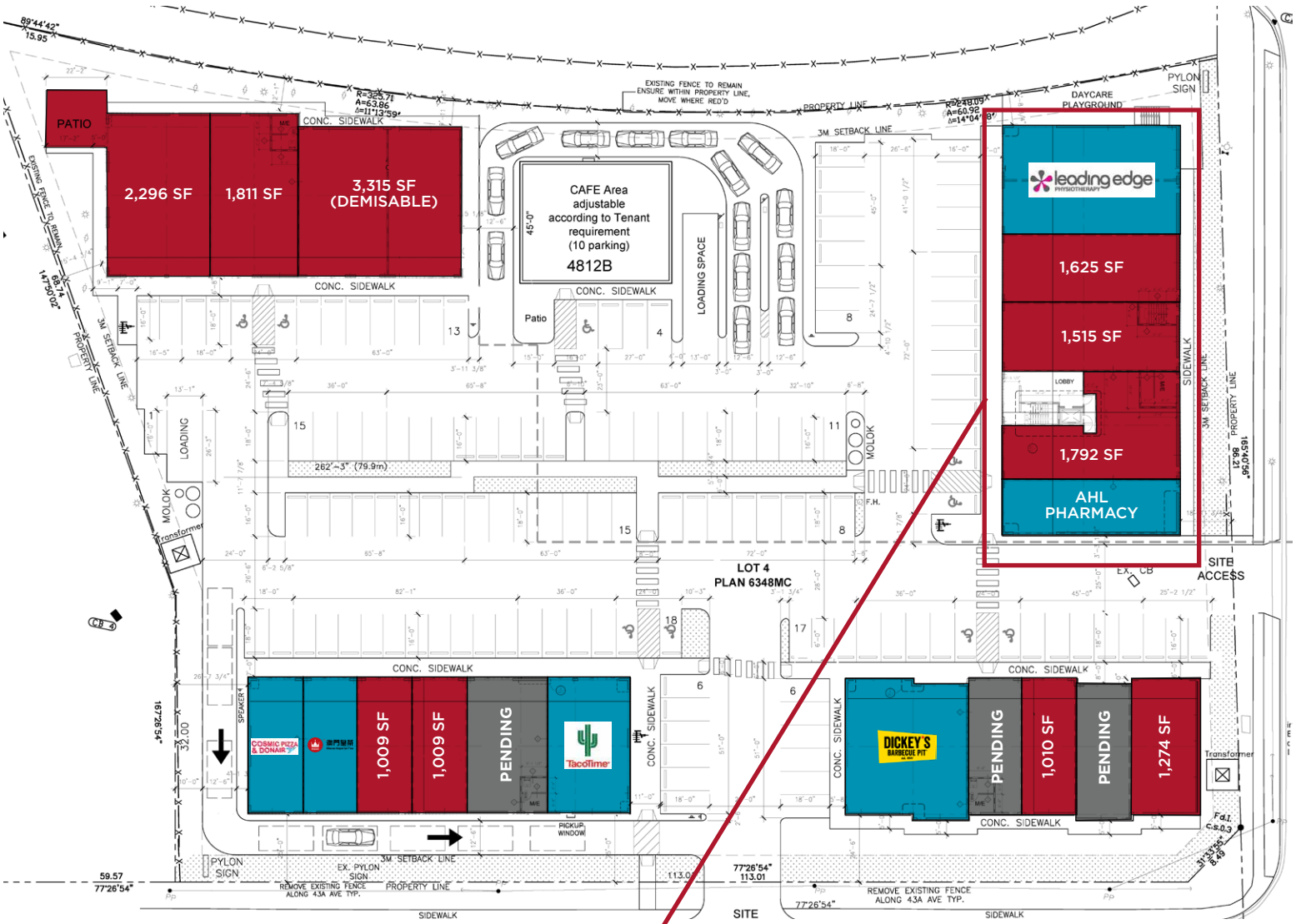
Municipal Address: 4812 43A Avenue, Leduc, AB
Legal Description: Plan 6348MC, Lot 4
Zoning: CSC - Commercial Shopping Centre

Neighbourhood: Alexandra Park
Parking: Ample
Lot Area: 2.7 Acres

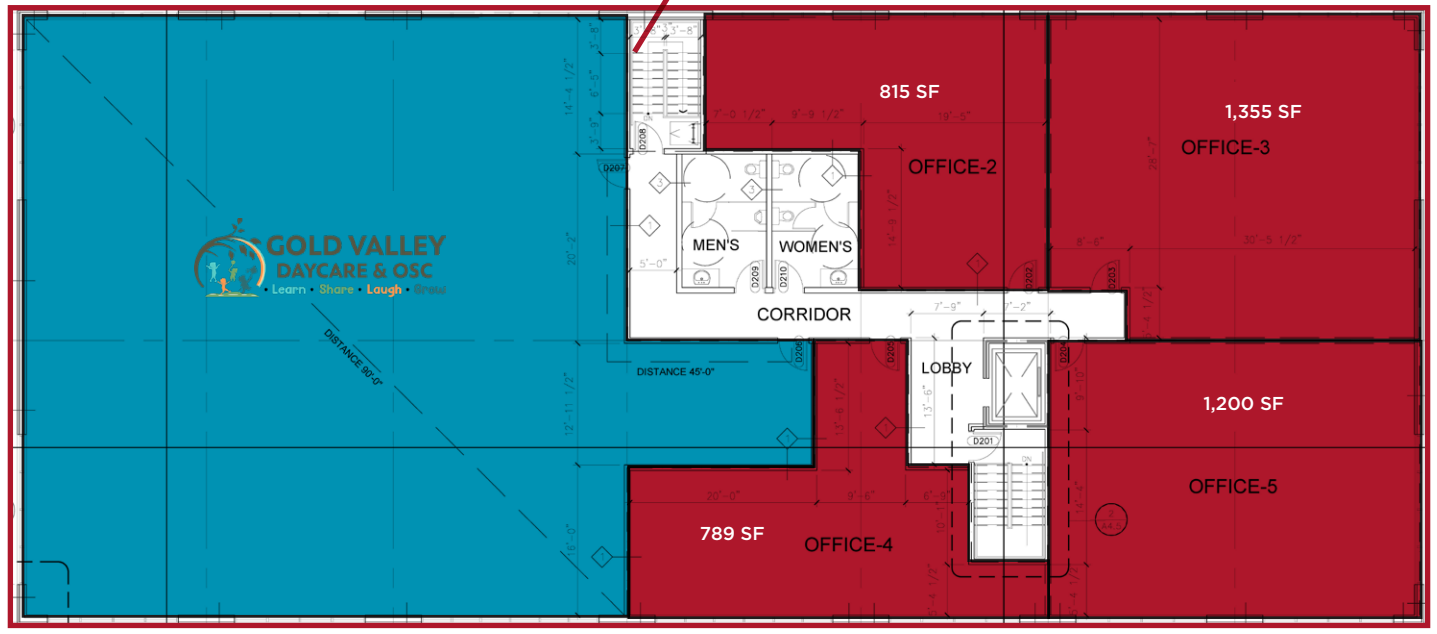
AERIAL



SITE PLAN & FLOOR PLANS



SECOND FLOOR PLAN





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