



**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


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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



LINSFORD PARK SCHOOL

LEDUC FAMILY & COMM SUPPORT SVC

LEDUC JUNIOR HIGH SCHOOL

BLACK GOLD DRIVE (3,000 VPD)

LEDUC COMPOSITE HIGH SCHOOL

SITE

Esso

NITZA'S PIZZA

Edward Jones

McDonald's

CANADIAN PIZZA UNLIMITED
NEVER FREE TOPPING

50 STREET (3,050 VPD)

CORINTHIA PARK SCHOOL

QUEEN ELIZABETH II HIGHWAY (38,520 VPD)



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