



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# BLACK GOLD PLAZA

4812 43A Avenue, Leduc, AB

UP TO 4,200 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 - 4,200 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
- Lease Rate: Market
- Additional Rent: TBD

### Brett Killips

Partner

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### Jennifer Baker

Team Coordinator


780 720 7629


[jennifer.baker@cwedmonton.com](mailto:jennifer.baker@cwedmonton.com)

## 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		

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## PROPERTY DETAILS

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

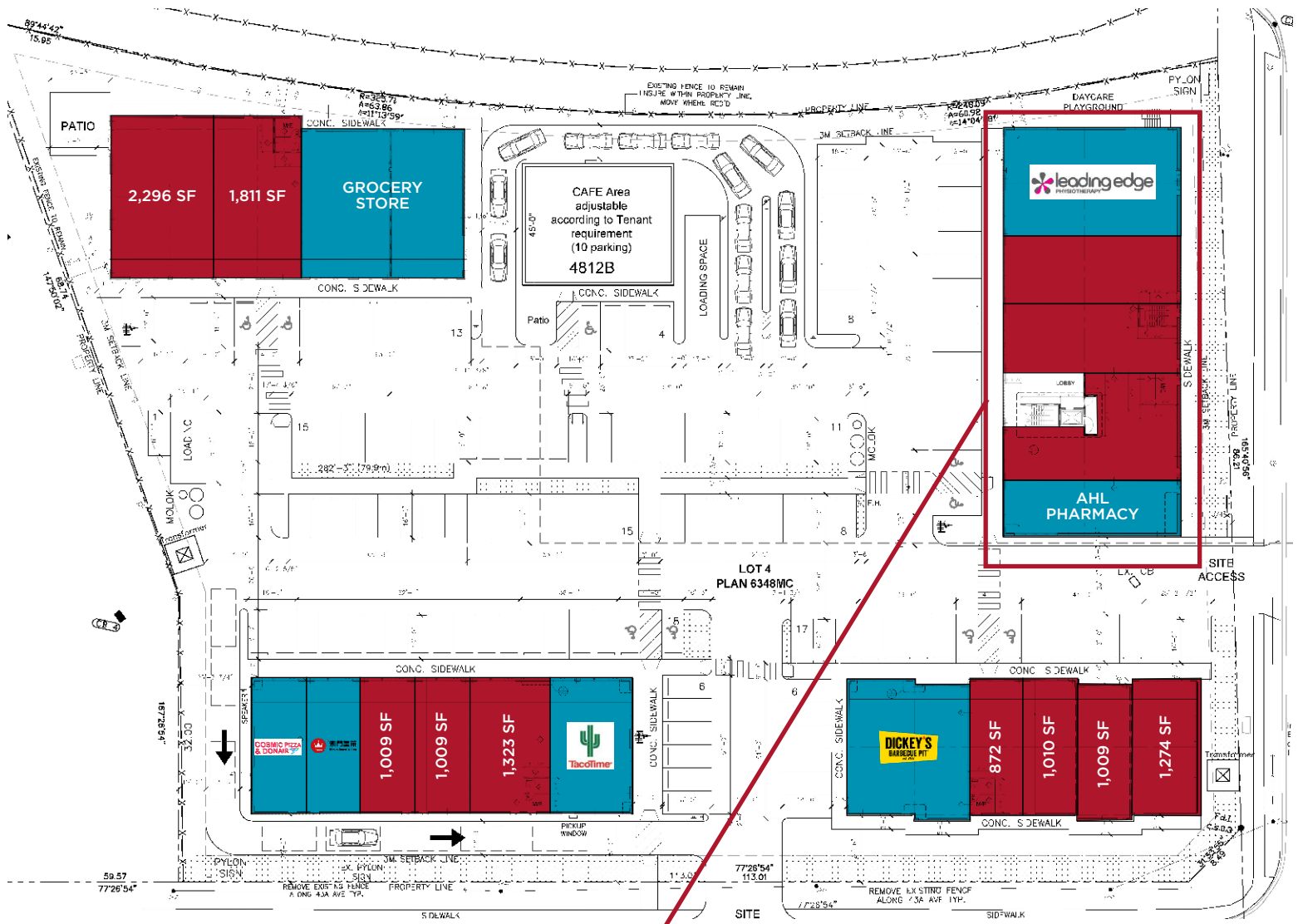
**Neighbourhood:** Alexandra Park  
**Parking:** Ample  
**Lot Area:** 2.7 Acres

## AERIAL

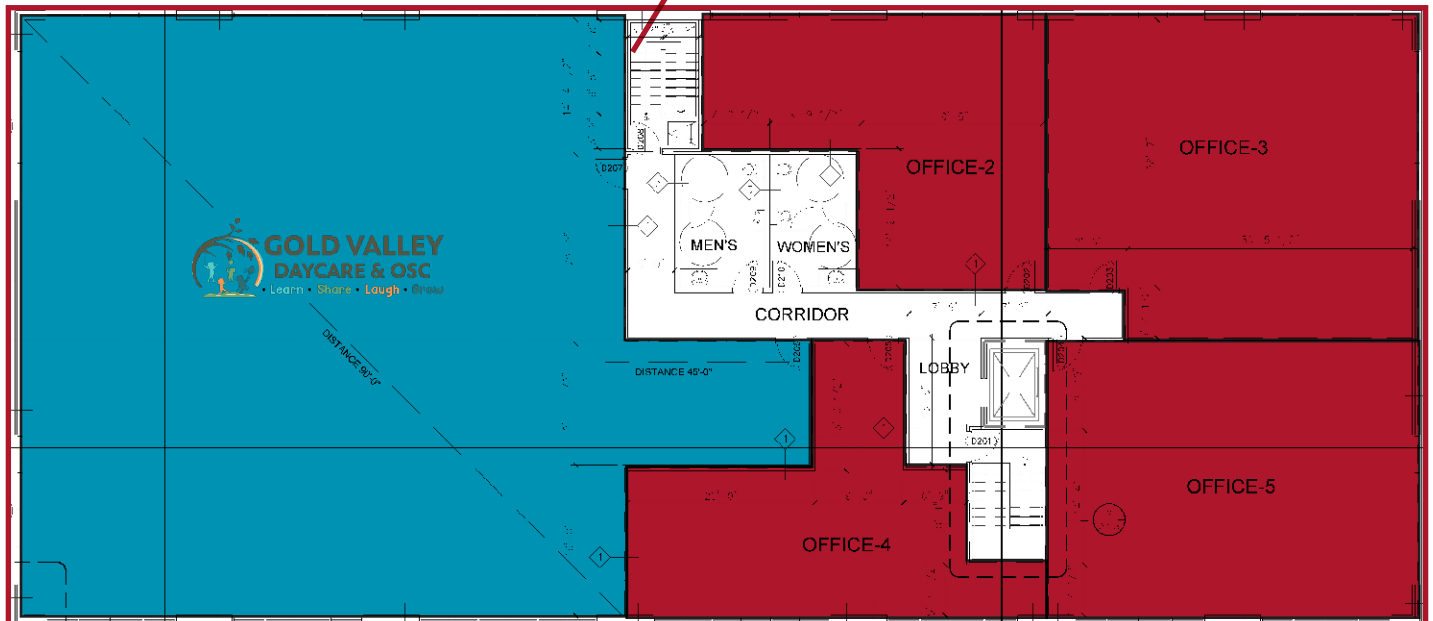




# SITE PLAN & FLOOR PLANS



## SECOND FLOOR PLAN







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