

FOR LEASE

CHRISTY'S CROSSING

5902 49 Street, Barrhead, AB

RETAIL OPPORTUNITIES AVAILABLE!



Gary Killips

Partner
780 917 8332
gary.killips@cwedmonton.com

Brett Killips, B.COMM., CCIM

Partner
780 702 2948
brett.killips@cwedmonton.com

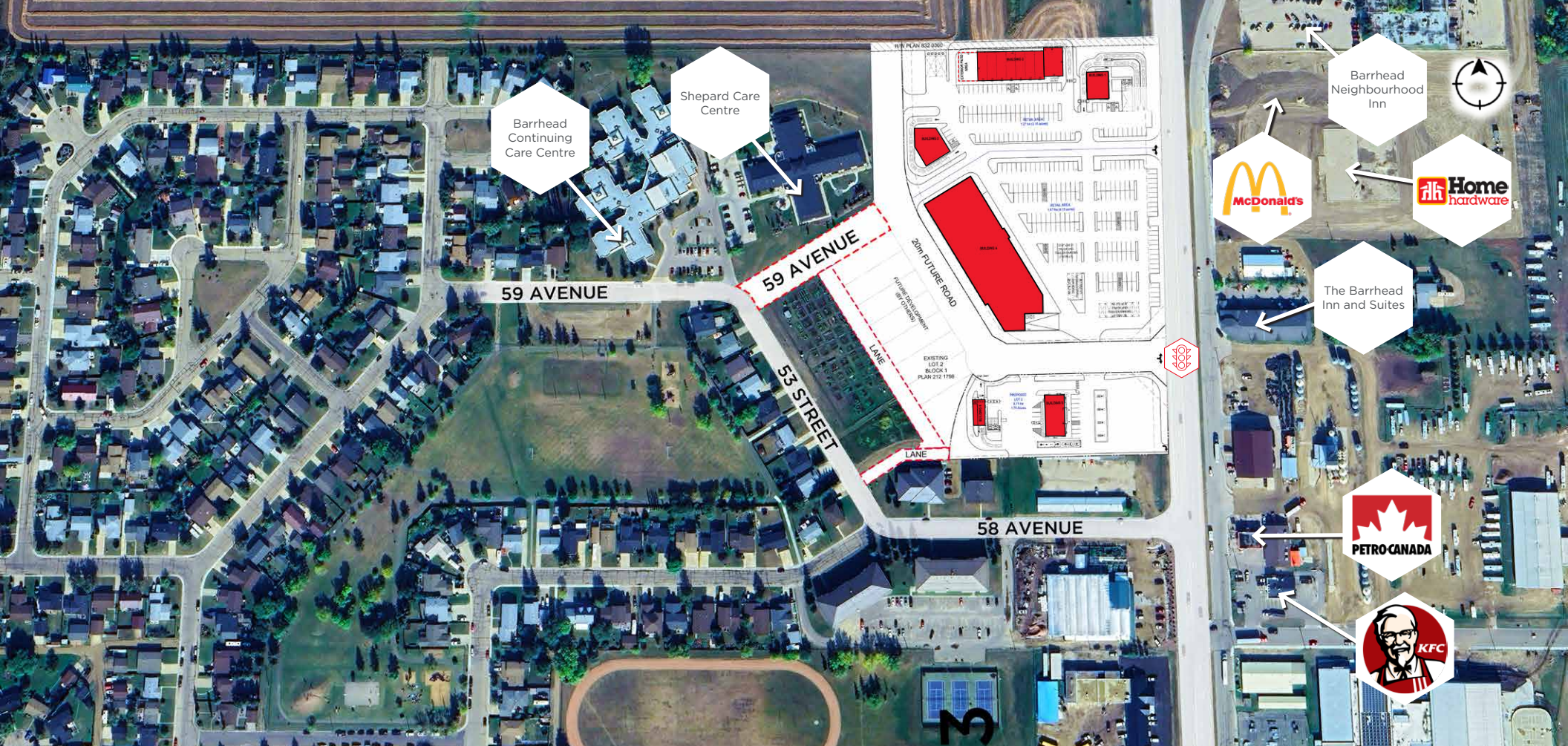
Jeff McCammon, CCIM

Senior Associate
780 445 0026
jeff.mccammon@cwedmonton.com

Cody Miner, B.COMM.

Sales Associate
780 702 2982
cody.miner@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. June 12, 2024



NEW TRAFFIC LIGHT DEVELOPMENT



NEW ROAD DEVELOPMENT

THE OPPORTUNITY

- Multiple opportunities available
- Grocery anchored centre
- Immediately across the street from the new Home Hardware
- Direct access and egress from Highway 18
- Population of Barrhead is 4,591 (2022)

DEMOGRAPHICS



POPULATION

1 KM: 2,257 | 3 KM: 4,572 | 5 KM: 4,709



HOUSEHOLDS

1 KM: 1,030 | 3 KM: 1,953 | 5 KM: 1,997



HOUSEHOLD INCOME

1 KM: \$93,158 | 3 KM: \$100,579 | 5 KM: \$100,820



VEHICLES PER DAY

3,580 on Highway 18 | 6,790 on Highway 33



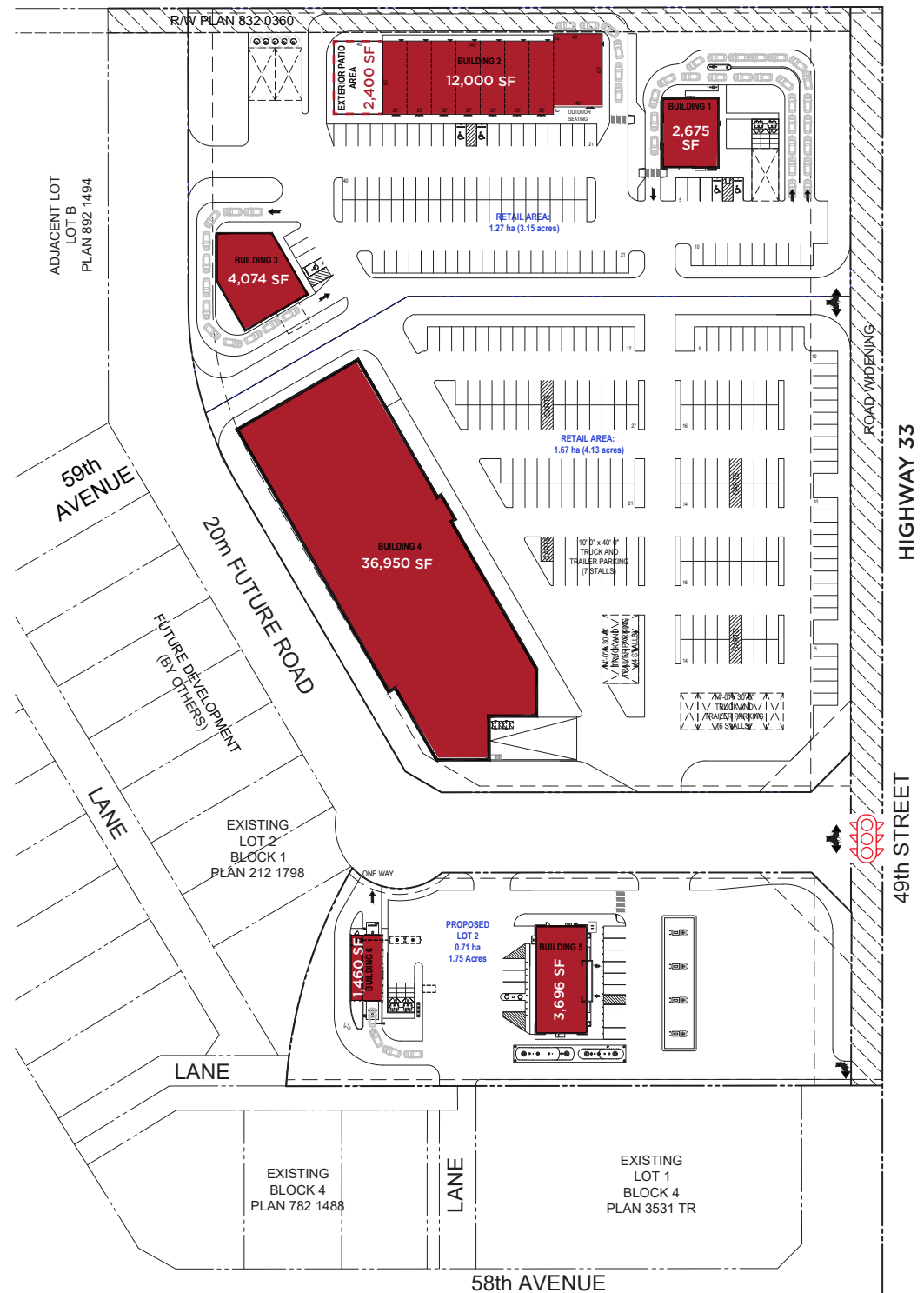
DRONE VIDEO

PROPERTY DETAILS

Municipal Address: 5902 49 Street, Barrhead, AB

Legal Description: Plan 1323264 Block 1 Lot 1

Zoning: Urban Reserve



**TENANTS AROUND THE PROPERTY:
MCDONALD'S (NOW OPEN 2024) & HOME HARDWARE**



Gary Killips
Partner
780 917 8332
gary.killips@cwedmonton.com

Brett Killips, B.COMM., CCIM
Partner
780 702 2948
brett.killips@cwedmonton.com

Jeff McCammon, CCIM
Senior Associate
780 445 0026
jeff.mccammon@cwedmonton.com

Cody Miner, B.COMM.
Sales Associate
780 702 2982
cody.miner@cwedmonton.com