

FOR LEASE

# CHRISTY'S CROSSING

5902 49 Street, Barrhead, AB

RETAIL OPPORTUNITIES AVAILABLE!



**Gary Killips**

Partner  
780 917 8332  
gary.killips@cwedm.com

**Brett Killips**

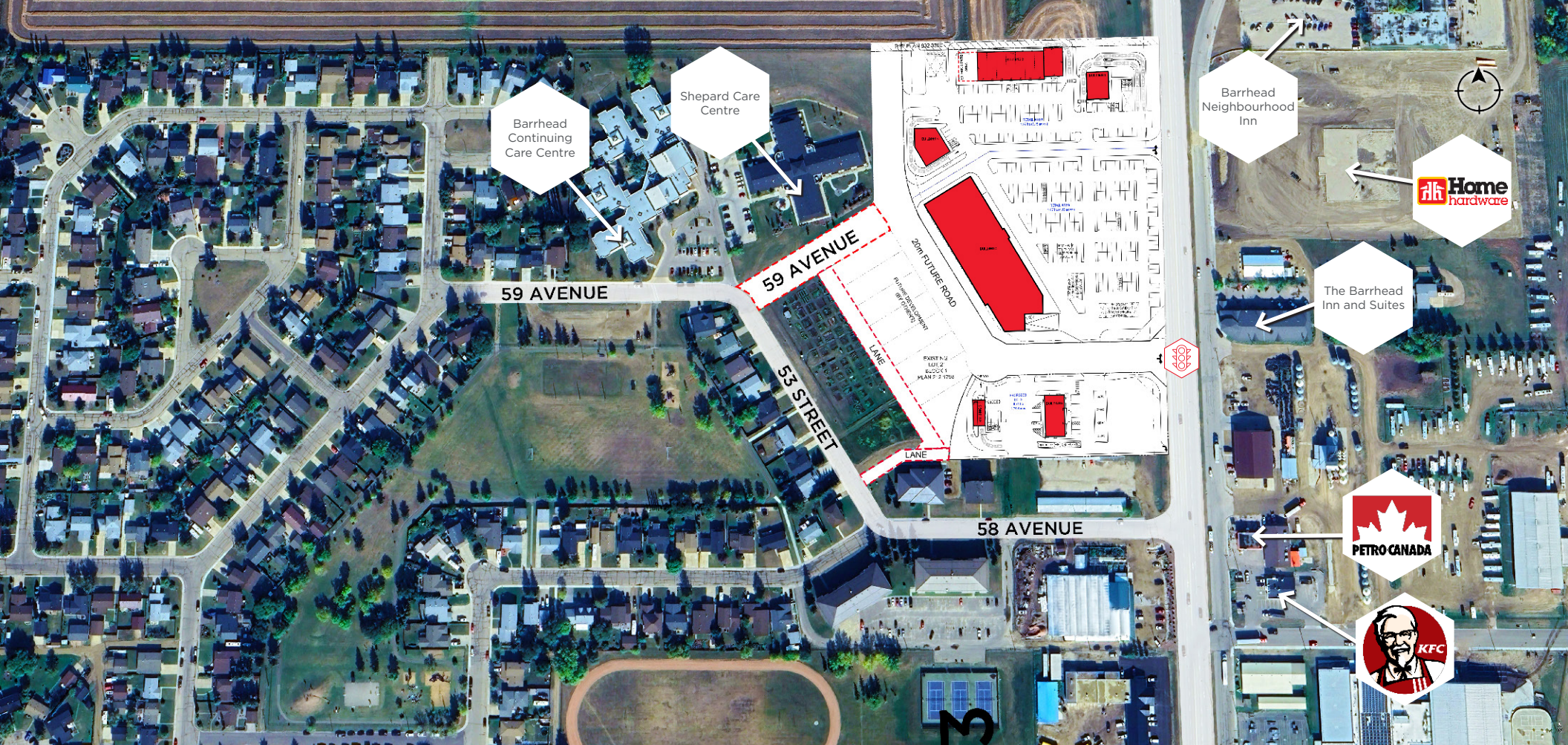
Partner  
780 702 2948  
brett.killips@cwedm.com

**Jeff McCammon, CCIM**

Partner  
780 445 0026  
jeff.mccammon@cwedm.com

**Jennifer Baker**

Team Coordinator  
780 720 7629  
jennifer.baker@cwedm.com



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



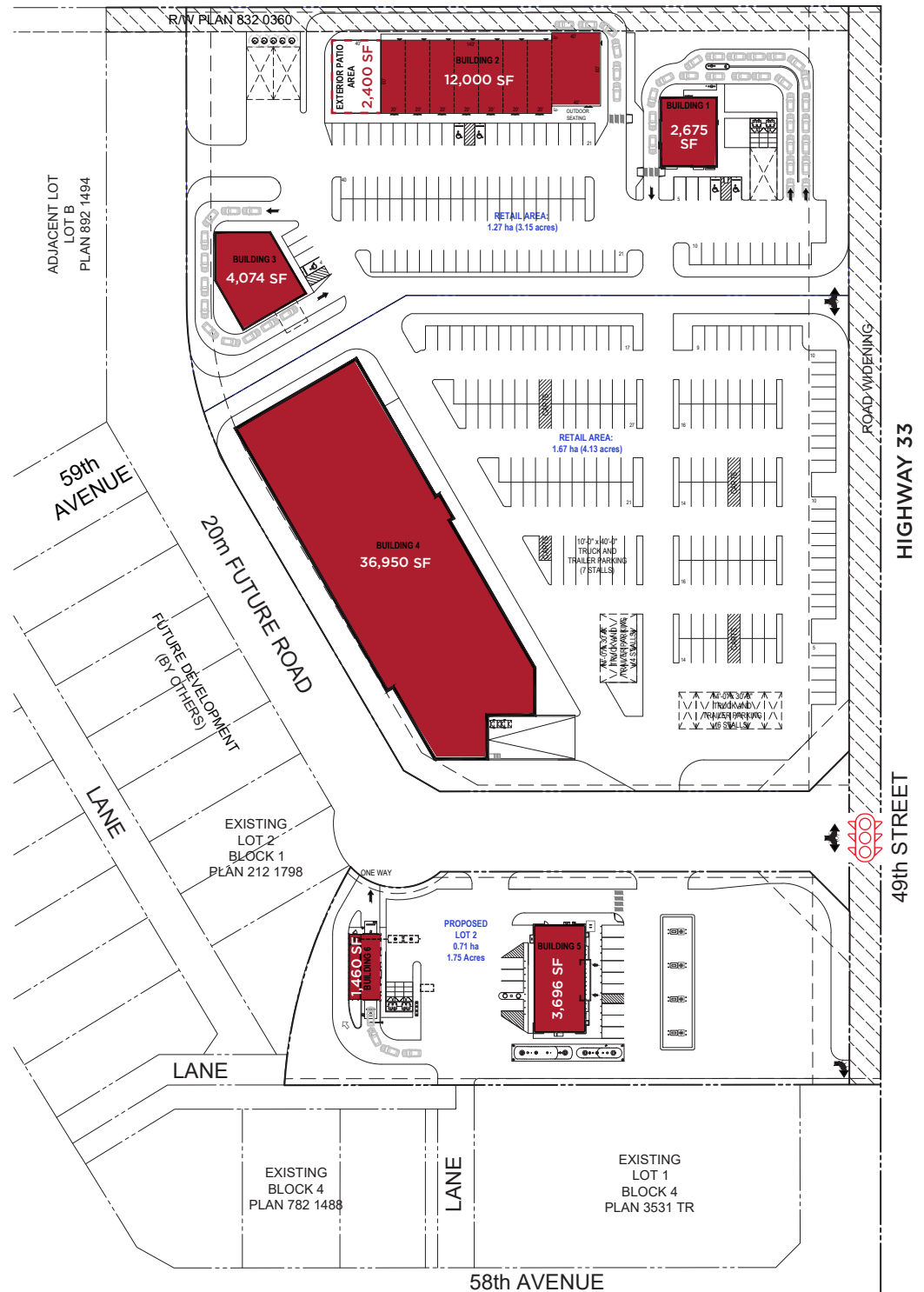
DRONE VIDEO

# PROPERTY DETAILS

Municipal Address: 5902 49 Street, Barrhead, AB

Legal Description: Plan 1323264 Block 1 Lot 1

Zoning: Urban Reserve





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