

FOR LEASE

# CHRISTY'S CROSSING

5902 49 Street, Barrhead, AB

RETAIL OPPORTUNITIES AVAILABLE!



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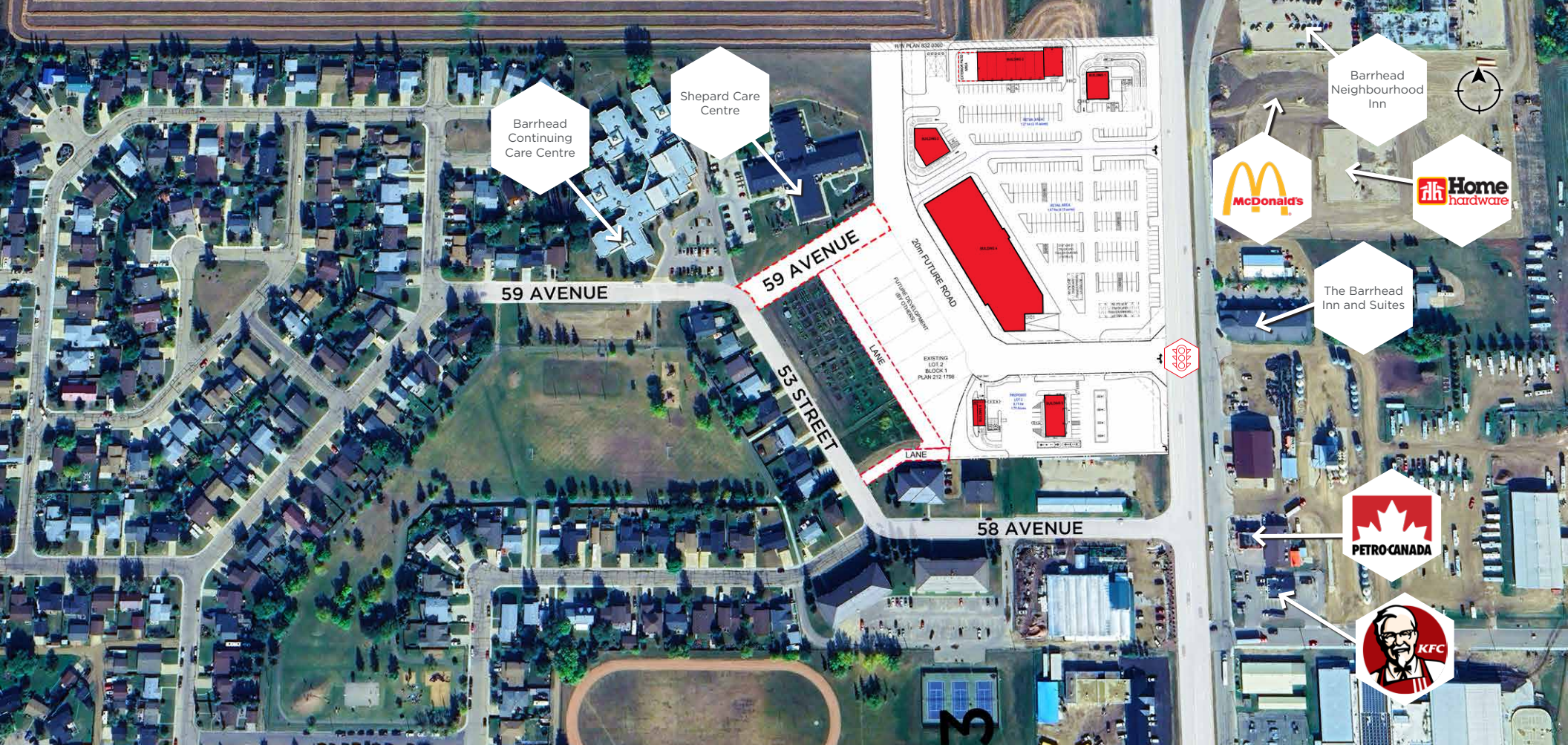
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NEW TRAFFIC LIGHT DEVELOPMENT



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

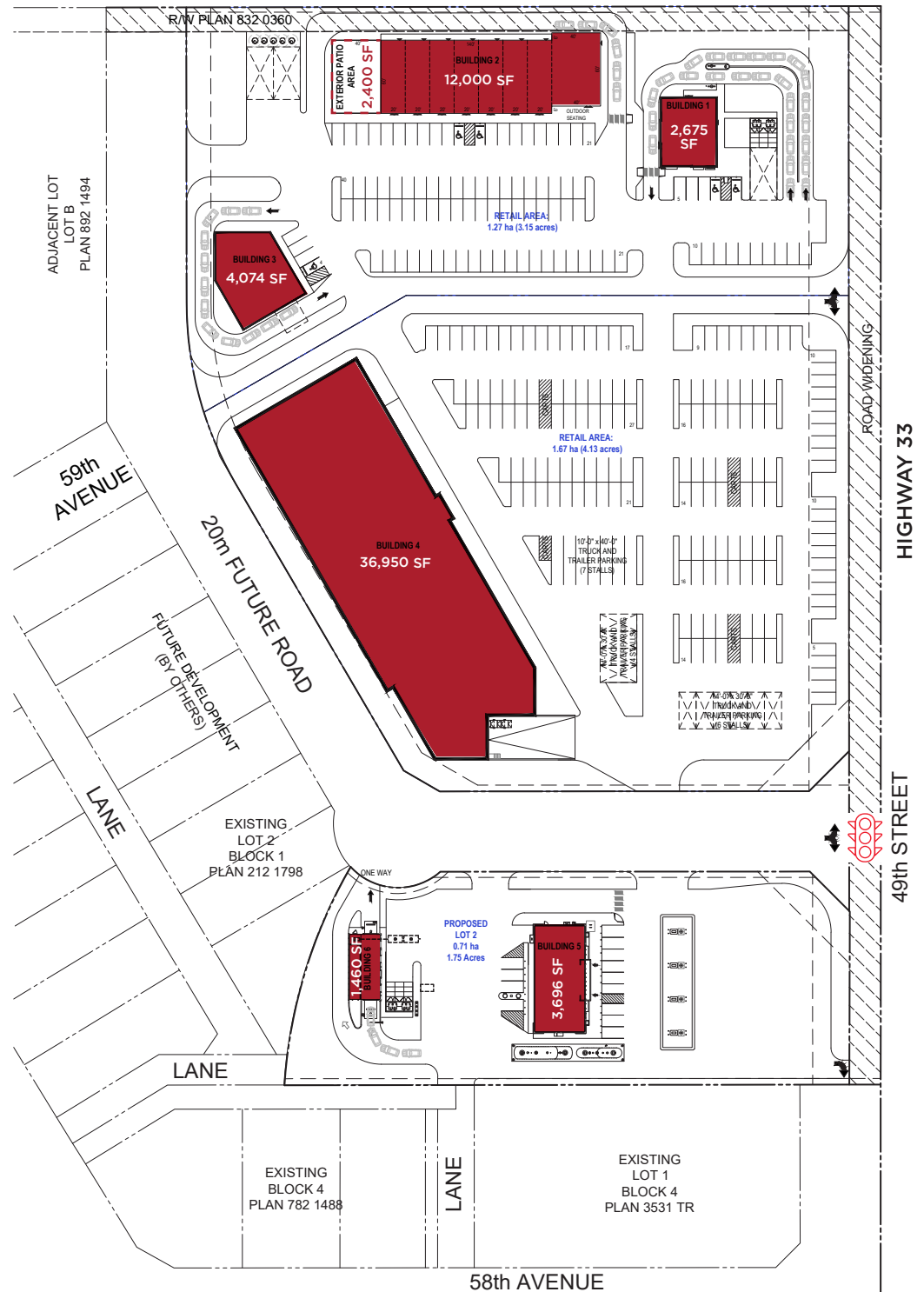
3,580 on Highway 18 | 6,790 on Highway 33



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



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