

1,975 SF AVAILABLE IMMEDIATELY!

Basha Shawarma Shawarma Kabab & More

intage Floorcoverings Inc.

FOR LEASE

VANTAGE SHOPPING CENTRE

5110 - 50 Street, Leduc, Alberta

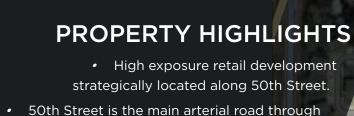
Cushman & Wakefield Edmonton

Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

Devan Ramage Associate 780 702 9479

devan.ramage@cwedm.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. February, 2024



 50th Street is the main arterial road through Leduc and sees over 14,000 vehicles per day!

 Come join existing tenants Basha Donair, Vantage Flooring, Seeds & Sprouts Daycare and Days With Gray Boutique.

• Over 4,700 residents within a 1km radius.

 Located less than 1km away from Willow Park School, City Centre Mall, Leduc Public Library and many other amenities.

• High exposure signage opportunities available.

• Lease Rate: Market

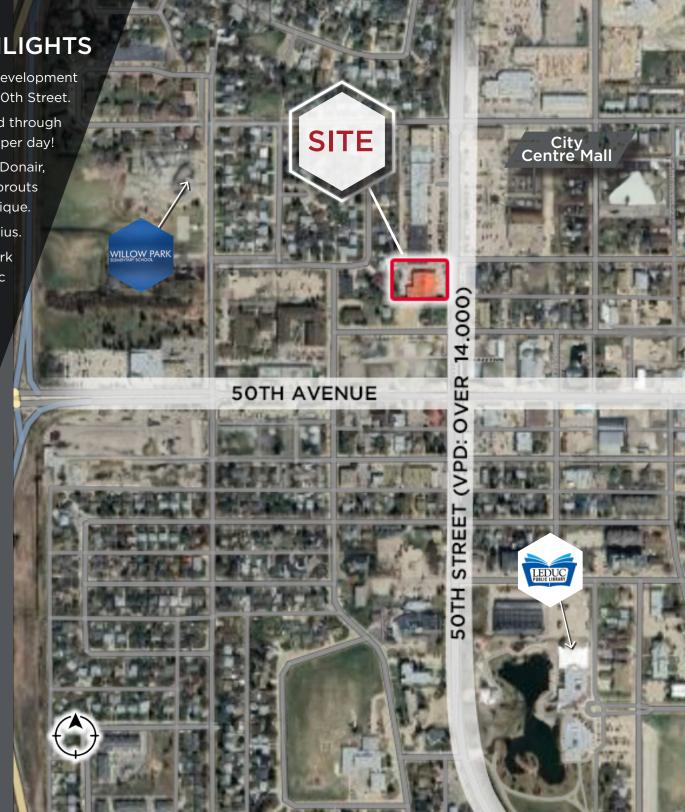
Additonal Rent: \$8.00 (2024)

DEMOGRAPHICS

88888	POPULATION		
	1km	3km	5km
ՄԱՄԱԱԱ	4,712	31,769	39,223

HOUSEHOLDS		
1km	3km	5km
2,120	11,354	13,809









SITE PLAN Seeds & Sprouts 12'-6" ∠ 18'-0" — 24'-0" — --- 25'-0" -- 100'-0" - 24'-0" JOINT ACCESS TO 50 St. WITH LOT 'C' GARE RECYCLE WALKWAY — 12'-6" 33. -n2 13. ASPHALT 10. 30. -62" 1,975 SF AVAILABLE CANOPY OVE 65, SIDEWALK STREE 115'-140'-62" 14. NEW BUILDING AREA = 13414 SQ.FT. 50th EASEM Basha Donair & S H A W A R M A 25. ASPHALT RIGHT TURN ONLY IN AND OUT 9'-0" TYP. 118'-0" O 9'-0" 51" (Vantage 20'-0" 22'-0"



Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com