

1,975 SF AVAILABLE IMMEDIATELY!

FOR LEASE

VANTAGE SHOPPING CENTRE

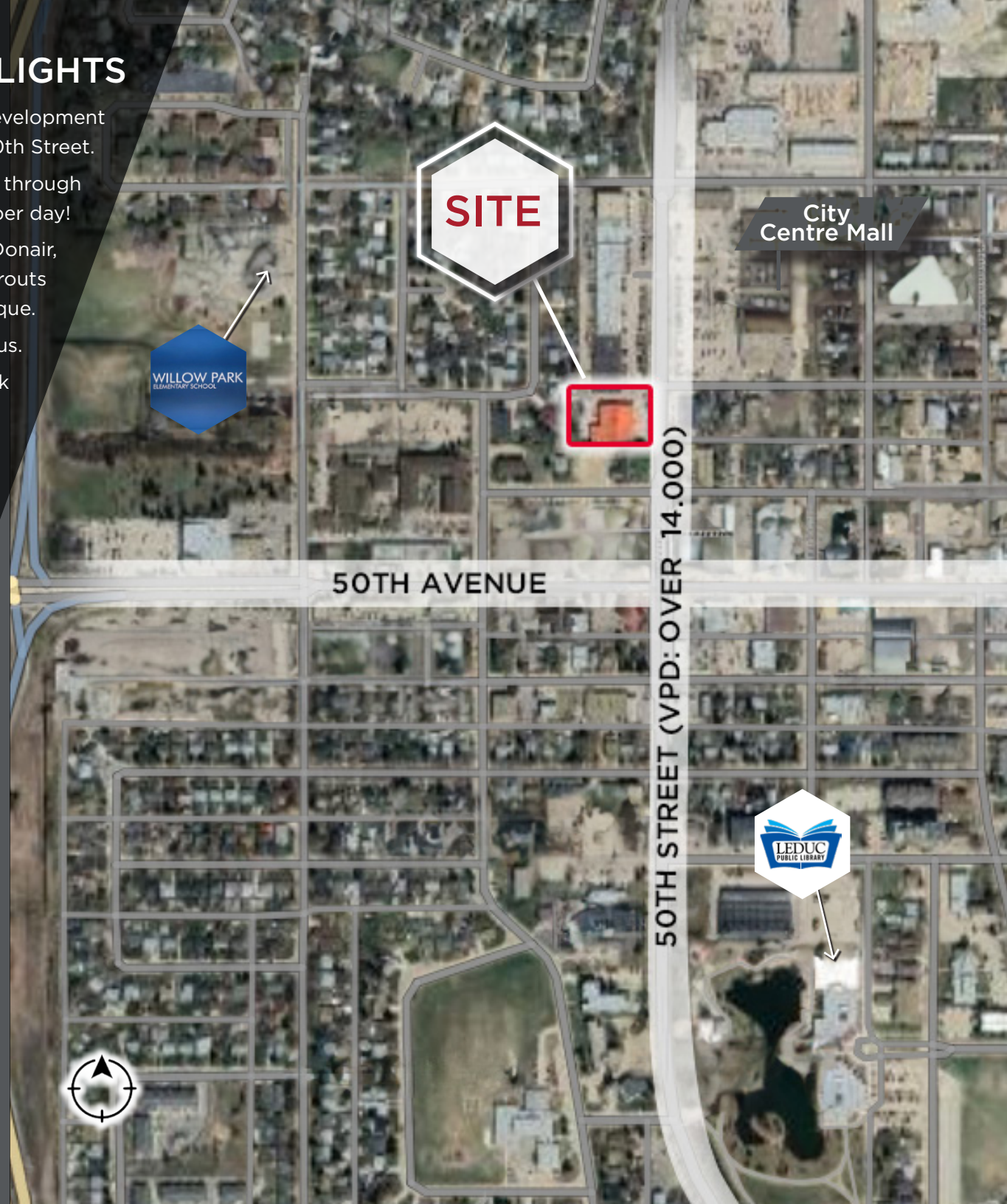
**5110 - 50 Street,
Leduc, Alberta**

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PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along 50th Street.
- 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

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

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

AVERAGE INCOME	1km	3km	5km
	\$88,971	\$127,311	\$135,852

PROPERTY PHOTOS



INTERIOR PHOTOS



SITE PLAN

