



FOR LEASE

GAETZ AVENUE DEVELOPMENT

**2.64 ACRES OF NEW RETAIL/
INDUSTRIAL SHOWCASE
DEVELOPMENT**

7925 50 Avenue, Red Deer, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
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Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY HIGHLIGHTS

- Strategically located on the high traffic corner of Gaetz Avenue.
- Adjacent to the neighborhood of Kentwood East which has 845 households
- This site allows for a number of uses such as general retailers, recreation centres, restaurants, office users and commercial service facilities.



SITE

The **BRICK**

A&W

FAS GAS

BP

St. Lorenzo Ruiz Middle School

St. Teresa of Avila School

Glendale Sciences and Technology School

HIGHWAY 11A (7,960 VPD)

HIGHWAY 2A/50 AVENUE (17,900 VPD)

HIGHWAY 11A

PROPERTY DETAILS

MUNICIPAL ADDRESS

7925 - 50 Avenue,
Red Deer, AB

LEGAL DESCRIPTION

Plan 3329MC, Lot (B)

ZONING

C4 - Commercial
(Major Arterial) District

NEIGHBOURHOOD

Northlands Industrial Park


LAND SIZE

2.64 Acres




30,000 SF
(BUILDABLE)


DEMOGRAPHICS




POPULATION		
1km	3km	5km
2,362	19,084	37,985



AVERAGE INCOME		
1km	3km	5km
\$118,518	\$105,079	\$103,958



HOUSEHOLDS		
1km	3km	5km
832	7,285	15,123



VEHICLES PER DAY		
10,720 on Highway 2A/Gaetz Avenue		



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