

# FOR LEASE ALLIANCE CENTRE RIVERSIDE

3 Redspur Drive, St. Albert, AB



EXCITING NEW DEVELOPMENT IN ST. ALBERT



**CUSHMAN & WAKEFIELD**  
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**GREAT LEASE  
OPPORTUNITY IN  
ST. ALBERT**



## PROPERTY HIGHLIGHTS

### MUNICIPAL ADDRESS

3 Redspur Drive, St. Albert, AB

### LEGAL DESCRIPTION

Plan 2120249, Block 1, Lot 4

### ZONING

C2


### BUILT


2024

### OPERATING COST


TBD

## DEMOGRAPHICS

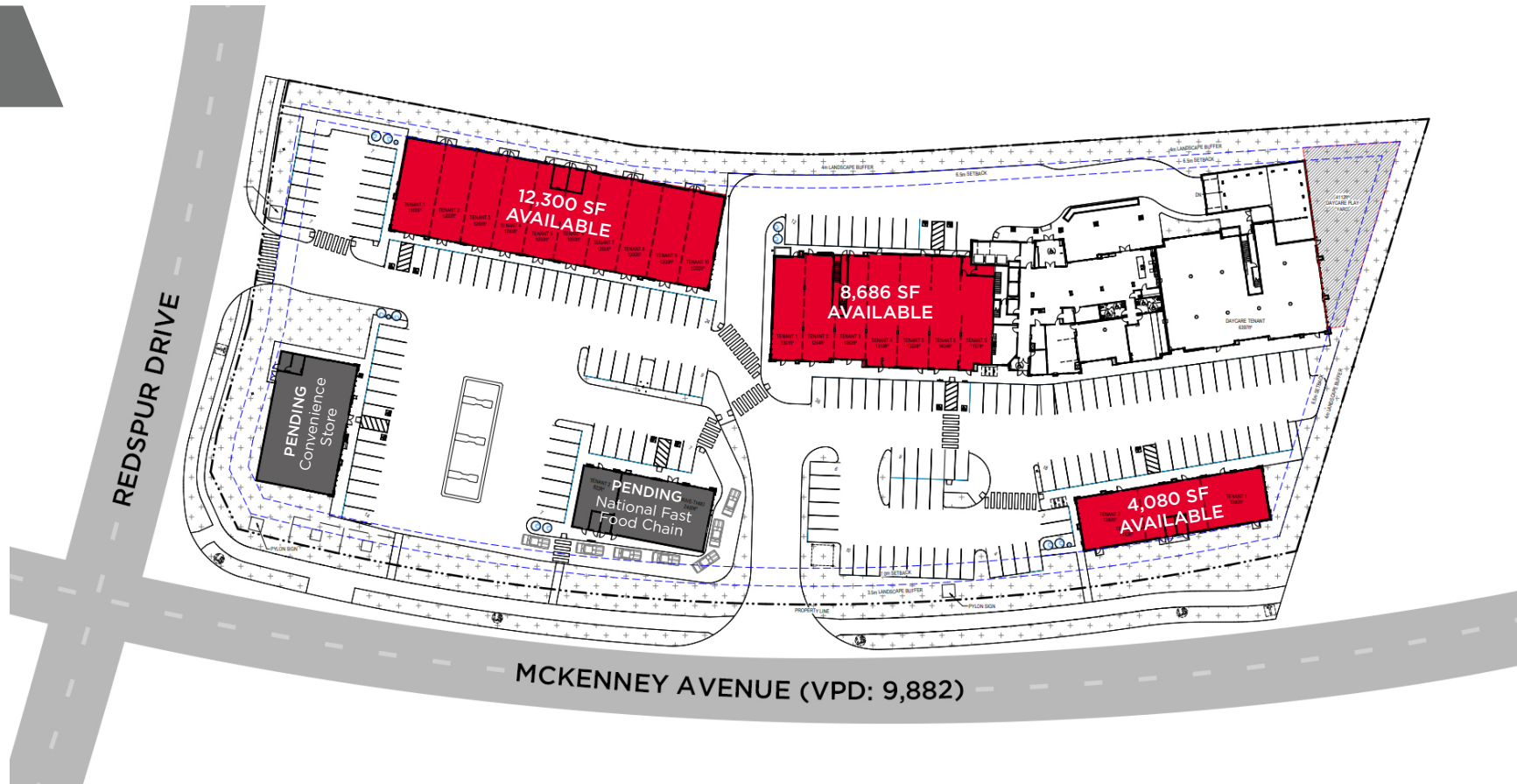
POPULATION	POPULATION		
	1km	2km	4km
	1,552	13,257	51,135

AVERAGE INCOME	AVERAGE INCOME		
	1km	2km	4km
	\$181,183	\$159,761	\$151,404

HOUSEHOLDS	HOUSEHOLDS		
	1km	2km	4km
	519	5,090	18,648

VEHICLES PER DAY	VEHICLES PER DAY	
	Location	Year
	9,882 on McKenney Avenue	(2022)
	15,380 on Ray Gibbon Drive	(2019)

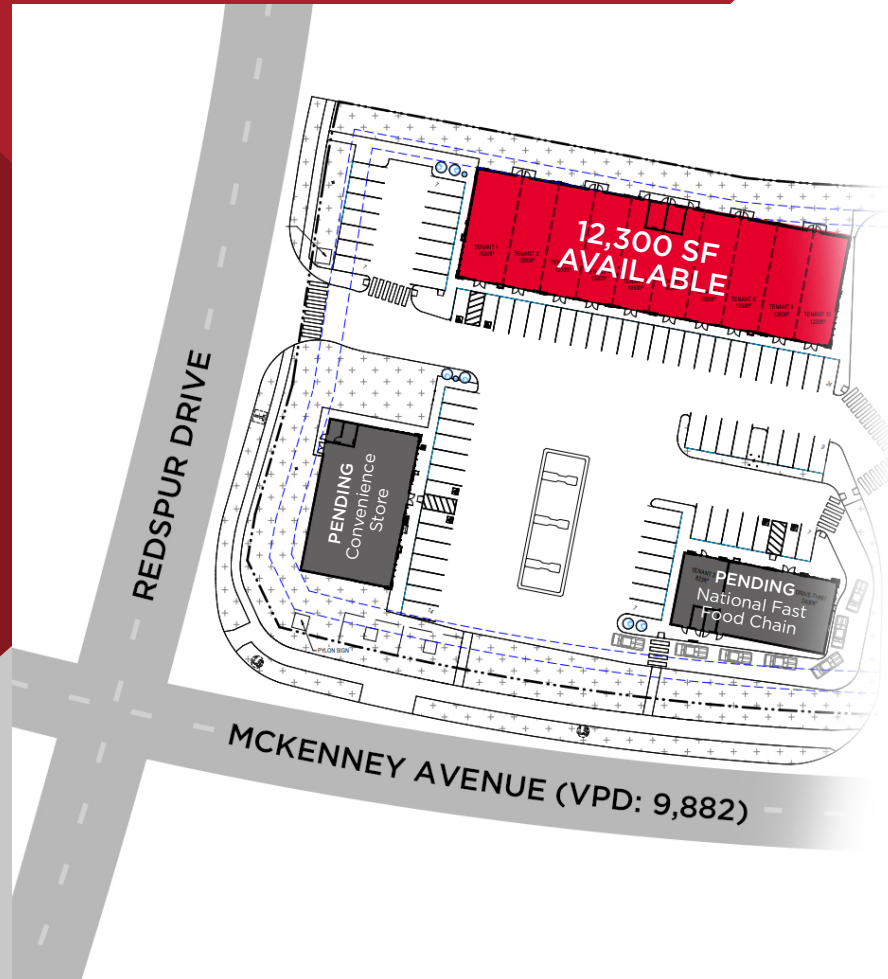
## SITE PLAN



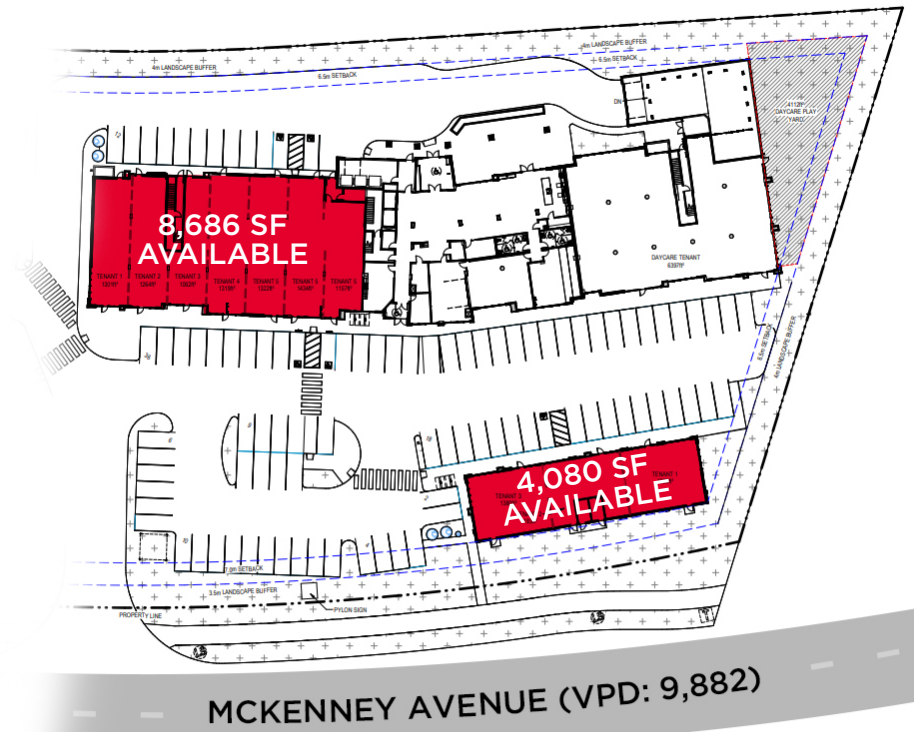
# UP TO 12,300 SF AVAILABLE

Pending Convenience Store

Pending National Fast Food Chain



Residential Units Above  
**UP TO 8,686 SF  
AVAILABLE**



# PROPERTY PHOTOS



# AERIAL





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