

FOR LEASE

MILLER CROSSING

14403 Miller Boulevard,
Edmonton, Alberta

11,827 SF AVAILABLE IMMEDIATELY

Cushman & Wakefield Edmonton

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

John Shamey

Partner
780 702 8079
john.shamey@cwedm.com

Cody Miner, B.COMM.

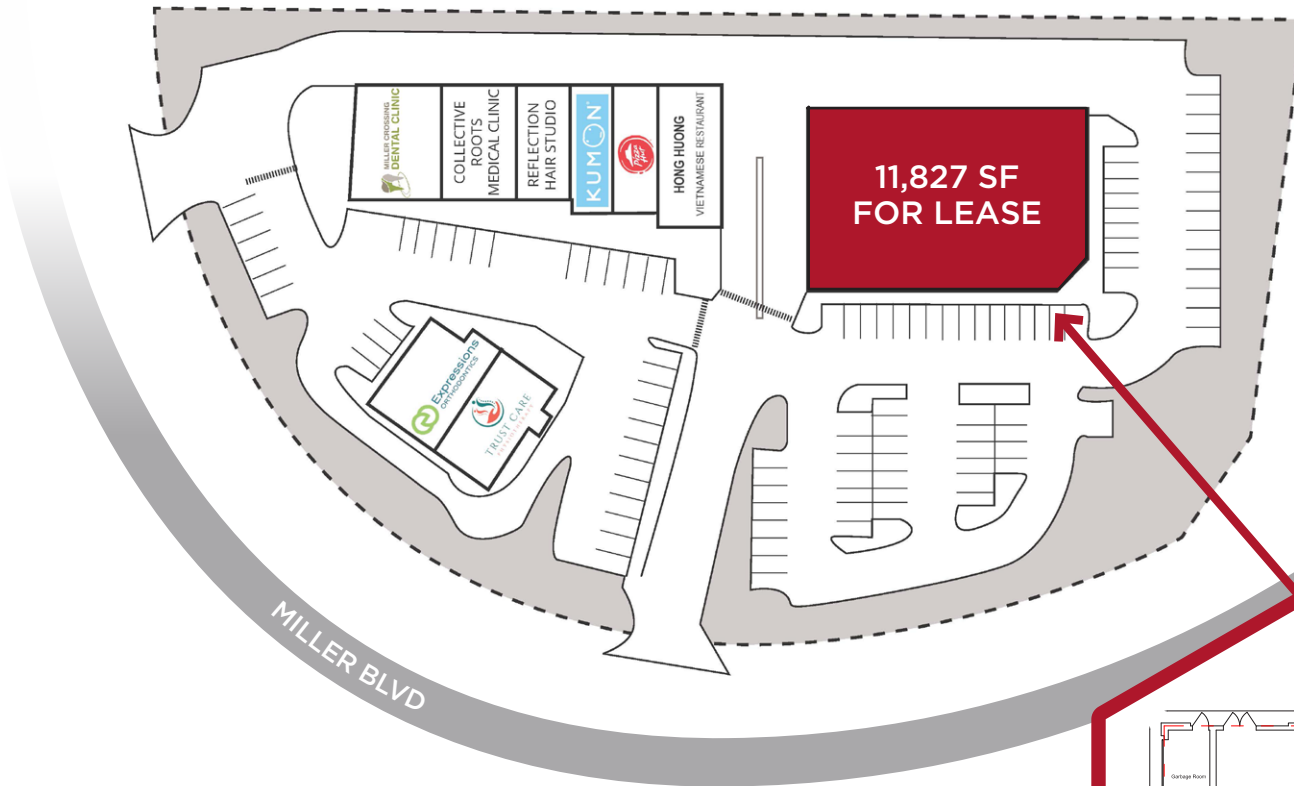
Sales Assistant
780 702 2982
cody.miner@cwedm.com

PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along Manning Drive and Miller Blvd.
- Come join existing tenants Kumon, Pizza Hut, Collective Roots Medical Clinic, Hong Long Vietnamese Restaurant, Trust Care Physio Therapy, Expressions Orthodontics Reflection Hair Studio, Miller Crossing Dental Clinic and Trust Care Physiotherapy.
- Manning Drive sees over 30,800 vehicles per day.
- Over 12,531 people within a 1km radius.
- High exposure signage opportunities available.
- Household Income: \$111,747 within a 3km radius.

PROPERTY PHOTOS

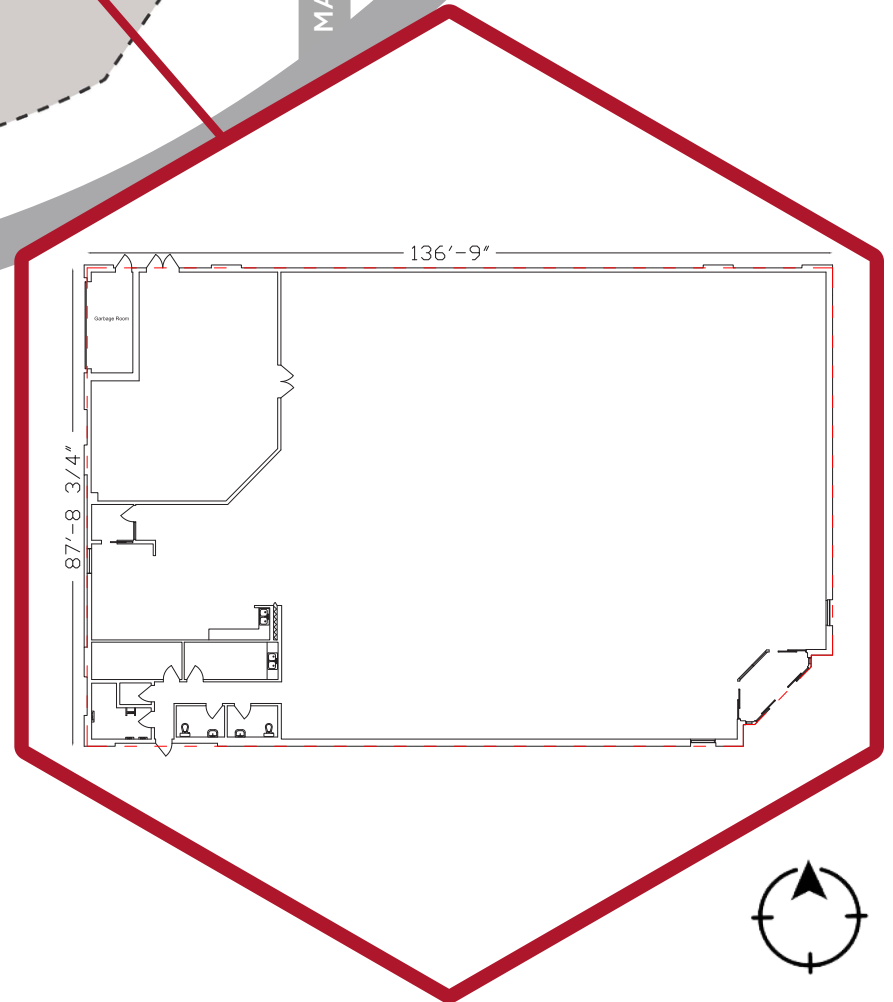




MANNING DRIVE (30,800 VPD)

MILLER BLVD

**11,827 SF
FOR LEASE**

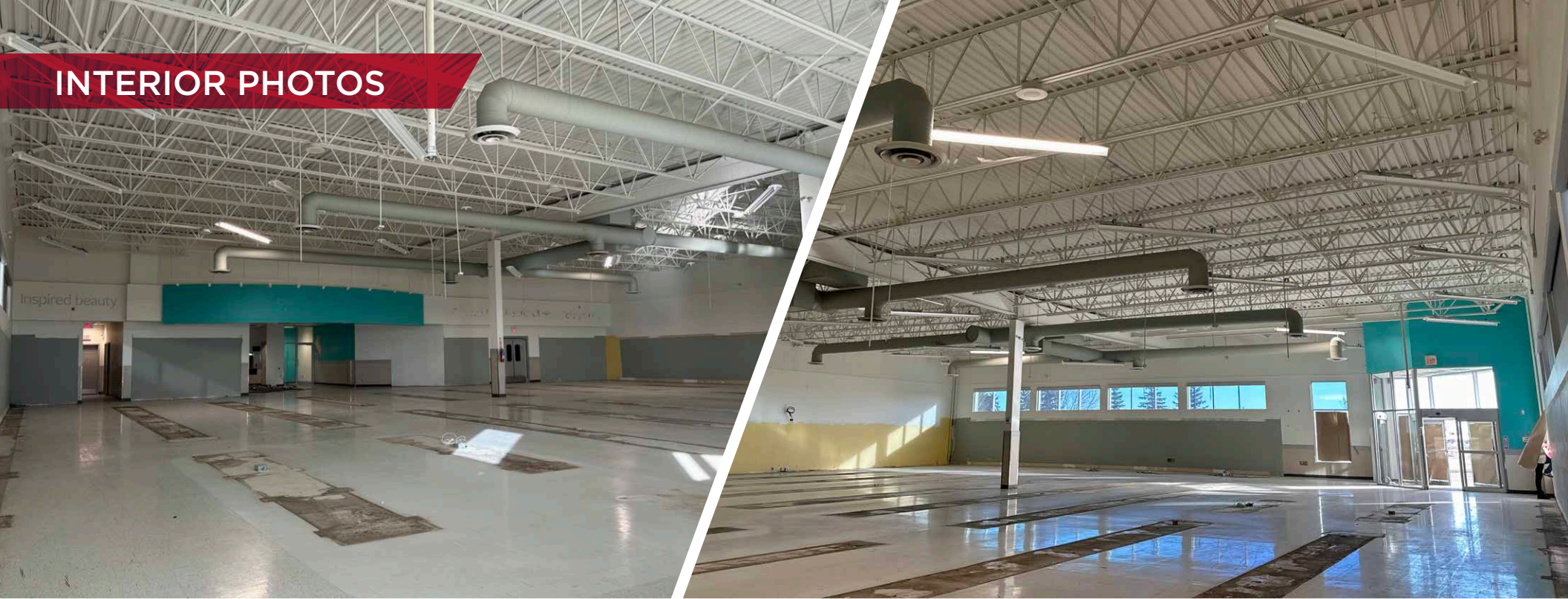



PROPERTY DETAILS


Legal Description:	Lot: 1, Block: 9, Plan: 0024700
Municipal Address:	14403 Miller Boulevard
Leasable Area:	11,827 SF
Lease Rate:	Market
Operating Costs:	\$9.11 /SF
Property Tax:	\$9.14 /SF
Zoning:	(CN) Neighborhood Commercial Zoning allows
Neighbourhood:	Miller
Parking:	Ample





INTERIOR PHOTOS



POPULATION			
	1km	3km	5km
	13,502	93,203	184,422

HOUSEHOLDS			
	1km	3km	5km
	4,891	32,093	63,917

AVERAGE INCOME			
	1km	3km	5km
	\$110,428	\$111,747	\$118,090

VEHICLES PER DAY	
	30,800 VPD on Manning Drive

AERIAL VIEW

ANTHONY HENDAY





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