

FOR LEASE

MILLER CROSSING

14403 Miller Boulevard,
Edmonton, Alberta

11,827 SF PENDING

PENDING

Cushman & Wakefield Edmonton

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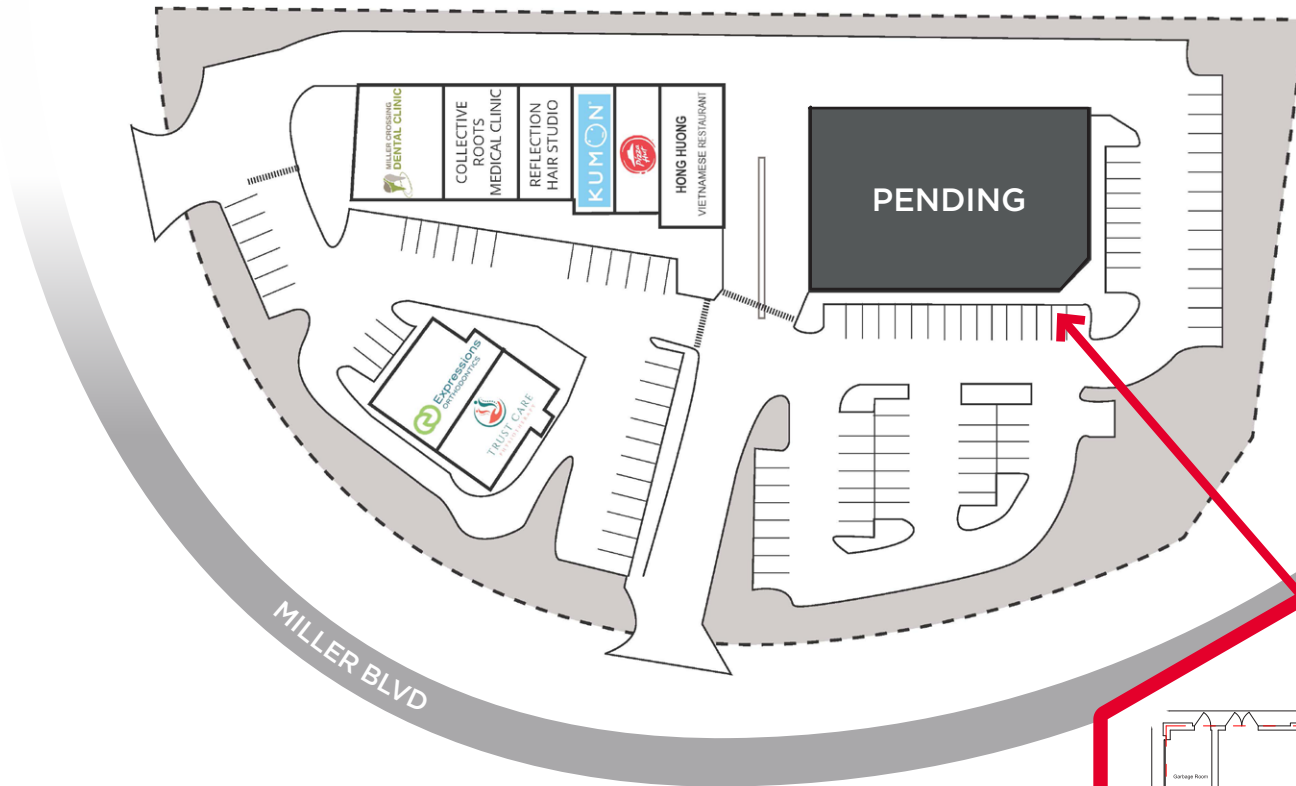
PROPERTY HIGHLIGHTS

- 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



SITE PLAN



MANNING DRIVE (30,800 VPD)

MILLER BLVD

PROPERTY DETAILS

Legal Description: Lot: 1, Block: 9, Plan: 0024700

Municipal Address: 14403 Miller Boulevard

Leasable Area: 11,827 SF

Lease Rate: Market

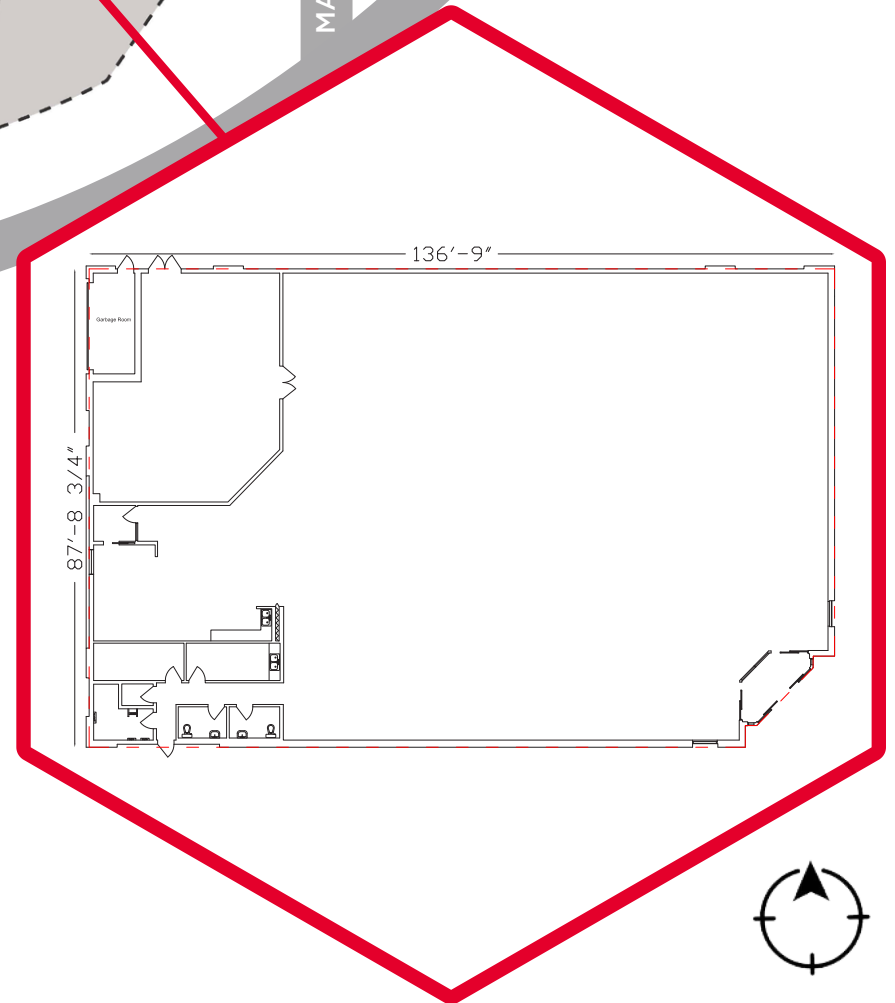
Operating Costs: \$9.11 /SF

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**

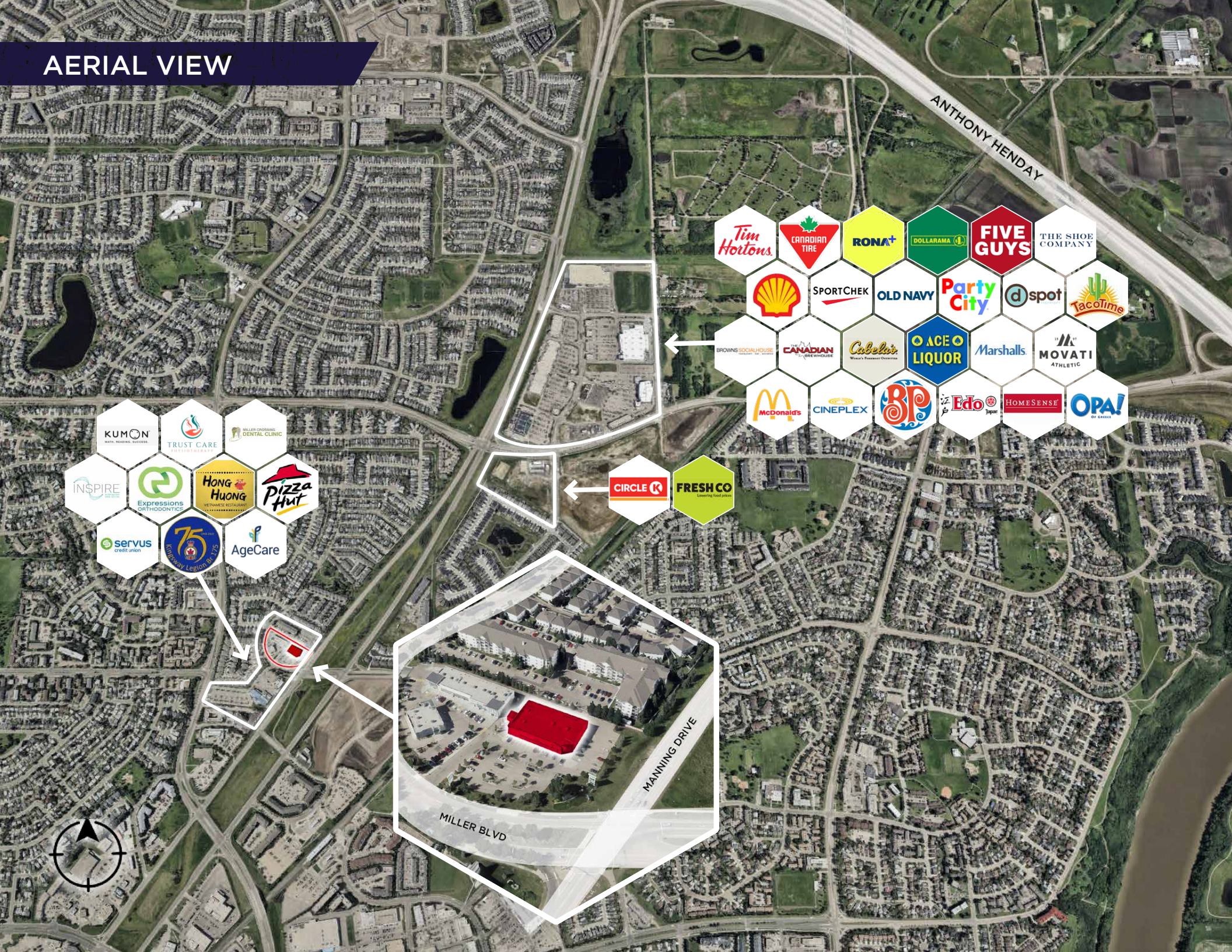
| 1km | 3km | 5km |
|-------|--------|--------|
| 4,891 | 32,093 | 63,917 |

 **AVERAGE INCOME**

| 1km | 3km | 5km |
|-----------|-----------|-----------|
| \$110,428 | \$111,747 | \$118,090 |

 **VEHICLES PER DAY**
30,800 VPD on Manning Drive

AERIAL VIEW



ANTHONY HENDAY

- Tim Hortons
- CANADIAN TIRE
- RONA+
- DOLLARAMA
- FIVE GUYS
- THE SHOE COMPANY
- Shell
- SPORTCHEK
- OLD NAVY
- Party City
- dspot
- TacoTime
- BROWNS SOCIALHOUSE
- CANADIAN BREWHOUSE
- Cabela's
- ACE LIQUOR
- Marshalls
- MOVATI ATHLETIC
- McDonald's
- CINEPLEX
- BP
- Edo
- HOMESENSE
- OPA!

- CIRCLE K
- FRESH CO

- KUMON
- TRUST CARE
- MILLER DENTISTRY DENTAL CLINIC
- INSPIRE
- Expressions ORTHODONTICS
- HONG HUONG
- Pizza Hut
- servus
- 75
- AgeCare



MILLER BLVD

MANNING DRIVE





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