

FOR LEASE

# MILLER CROSSING

14403 Miller Boulevard,  
Edmonton, Alberta

11,827 SF PENDING

**PENDING**

**Cushman & Wakefield Edmonton**

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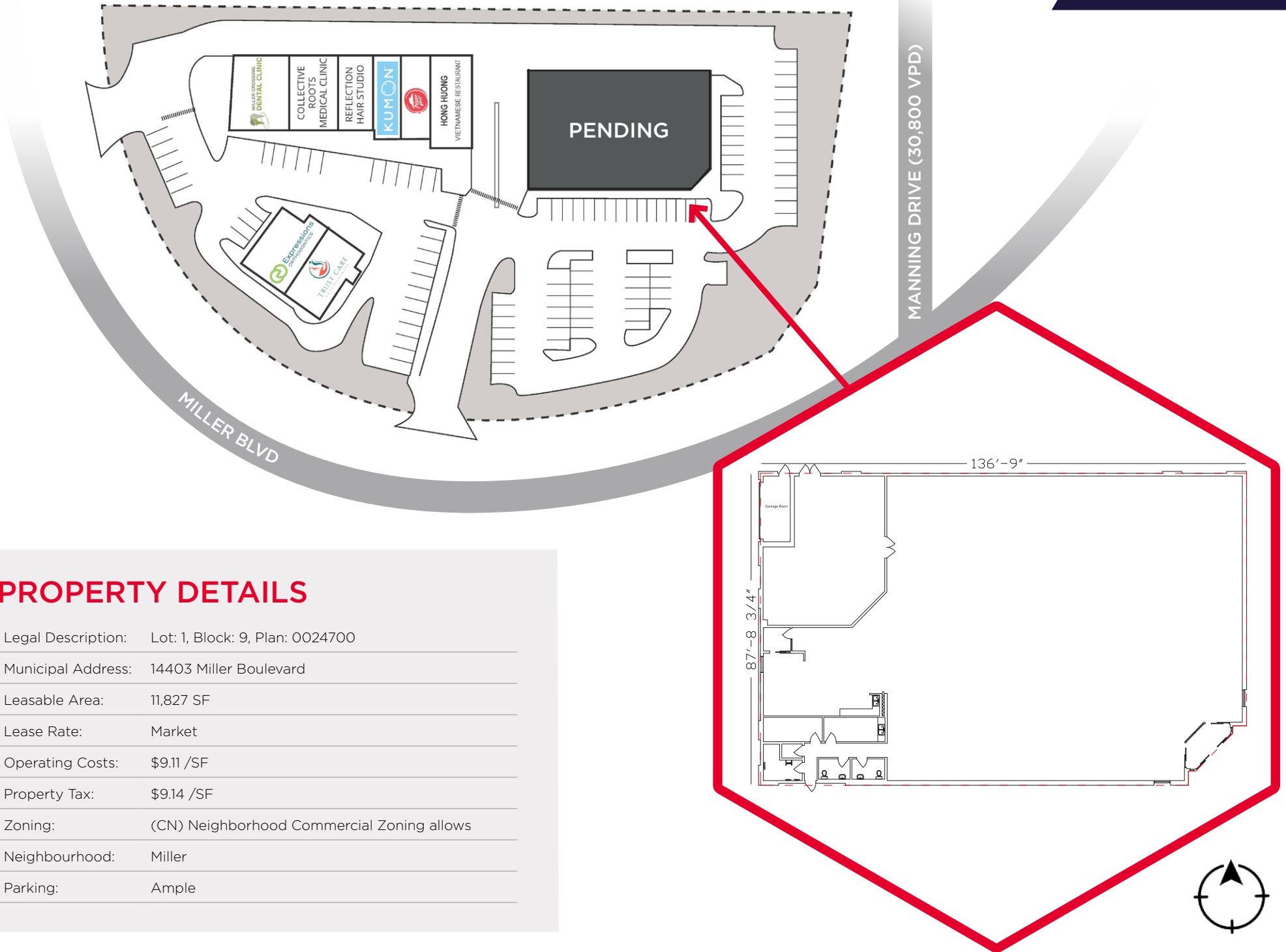
## PROPERTY HIGHLIGHTS

- 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



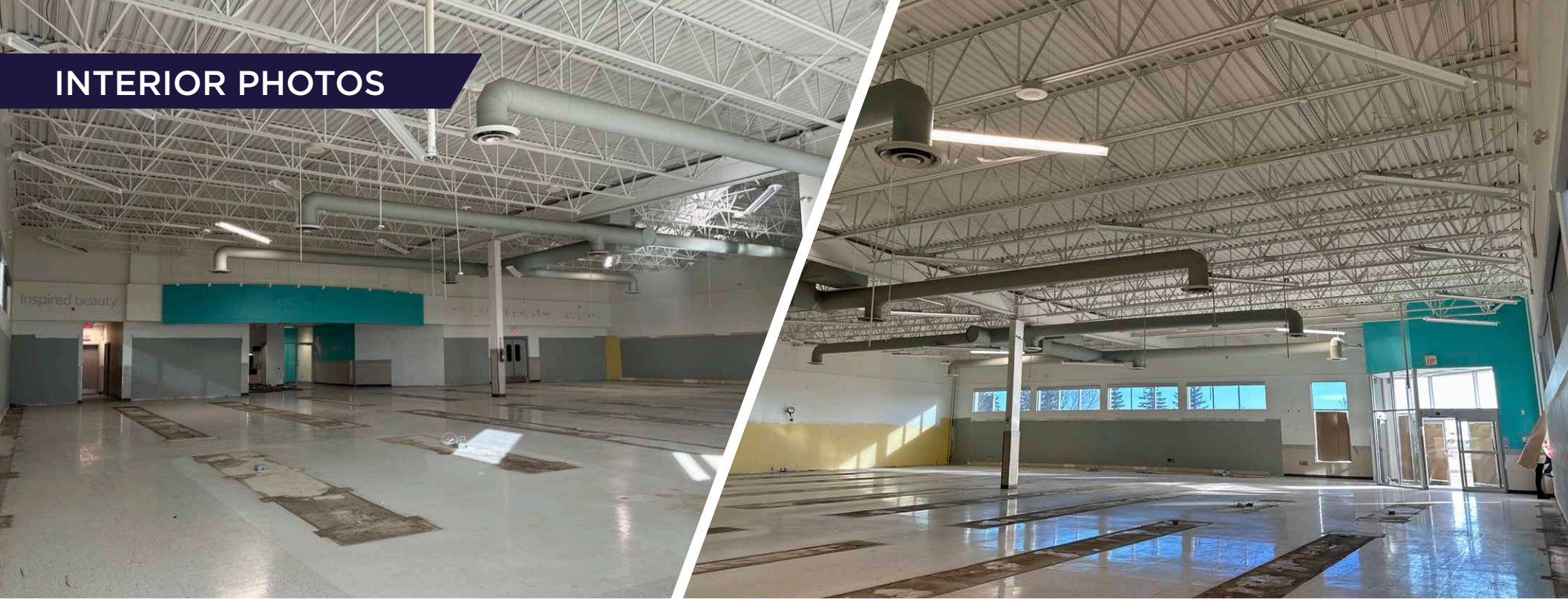
# SITE PLAN







## PROPERTY DETAILS

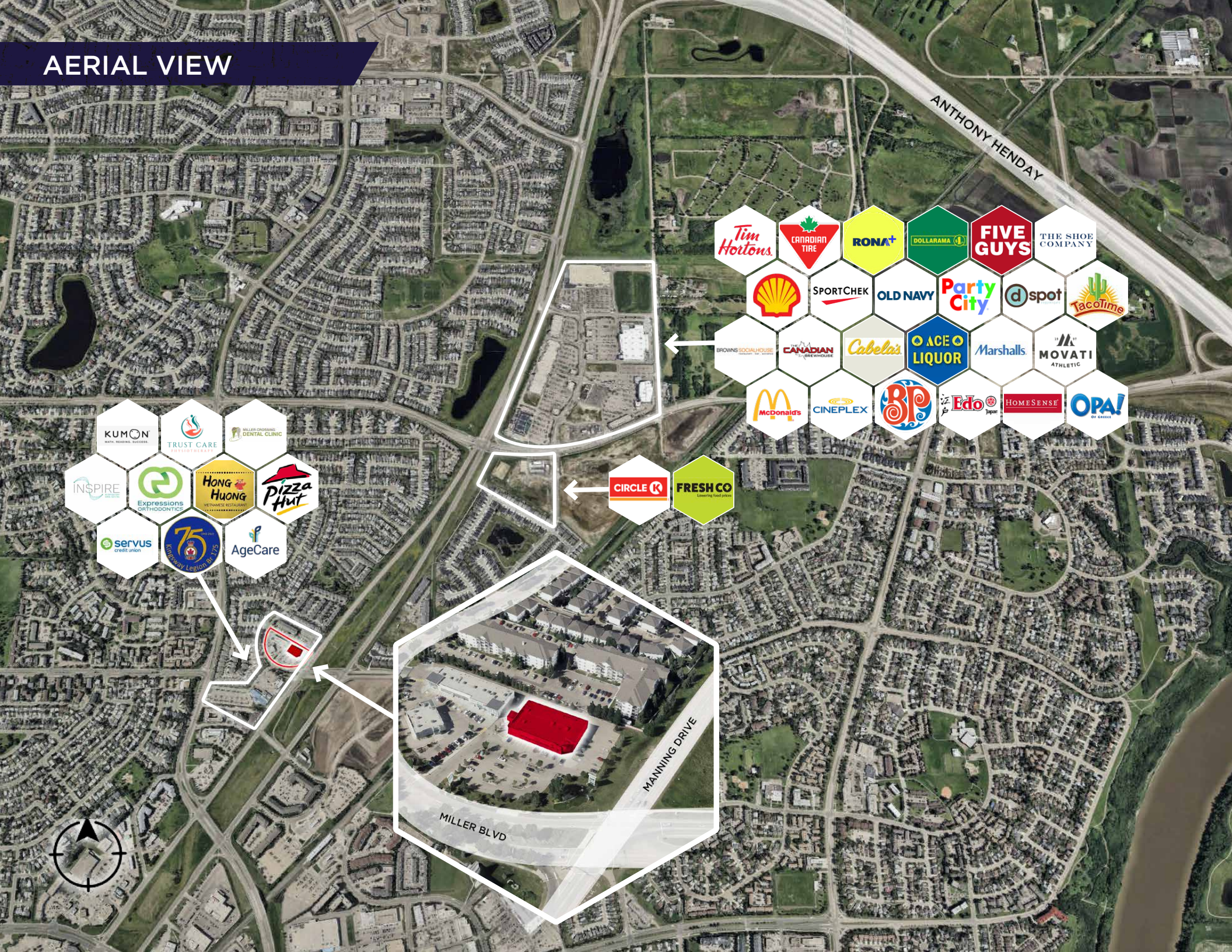
|                    |  |
|--------------------|--|
| Legal Description: | Lot: 1, Block: 9, Plan: 0024700            |
| Municipal Address: | 14403 Miller Boulevard                     |
| Leasable Area:     | 11,827 SF                                  |
| Lease Rate:        | Market               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

# INTERIOR PHOTOS



|    | POPULATION                  |                  |                  |
|---|-----------------------------|------------------|------------------|
|   | 1km<br>13,502               | 3km<br>93,203    | 5km<br>184,422   |
|  | HOUSEHOLDS                  |                  |                  |
|   | 1km<br>4,891                | 3km<br>32,093    | 5km<br>63,917    |
|  | AVERAGE INCOME              |                  |                  |
|   | 1km<br>\$110,428            | 3km<br>\$111,747 | 5km<br>\$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  
MATH. READING. SUCCESS.  
TRUST CARE  
MILLER CHILDREN'S DENTAL CLINIC  
INSPIRE  
Expressions ORTHODONTICS  
Hong HUNG  
Pizza Hut  
servus  
75  
AgeCare



MILLER BLVD

MANNING DRIVE





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