

FOR LEASE

# MILLER CROSSING

14403 Miller Boulevard,  
Edmonton, Alberta

11,827 SF AVAILABLE IMMEDIATELY

**Cushman & Wakefield Edmonton**

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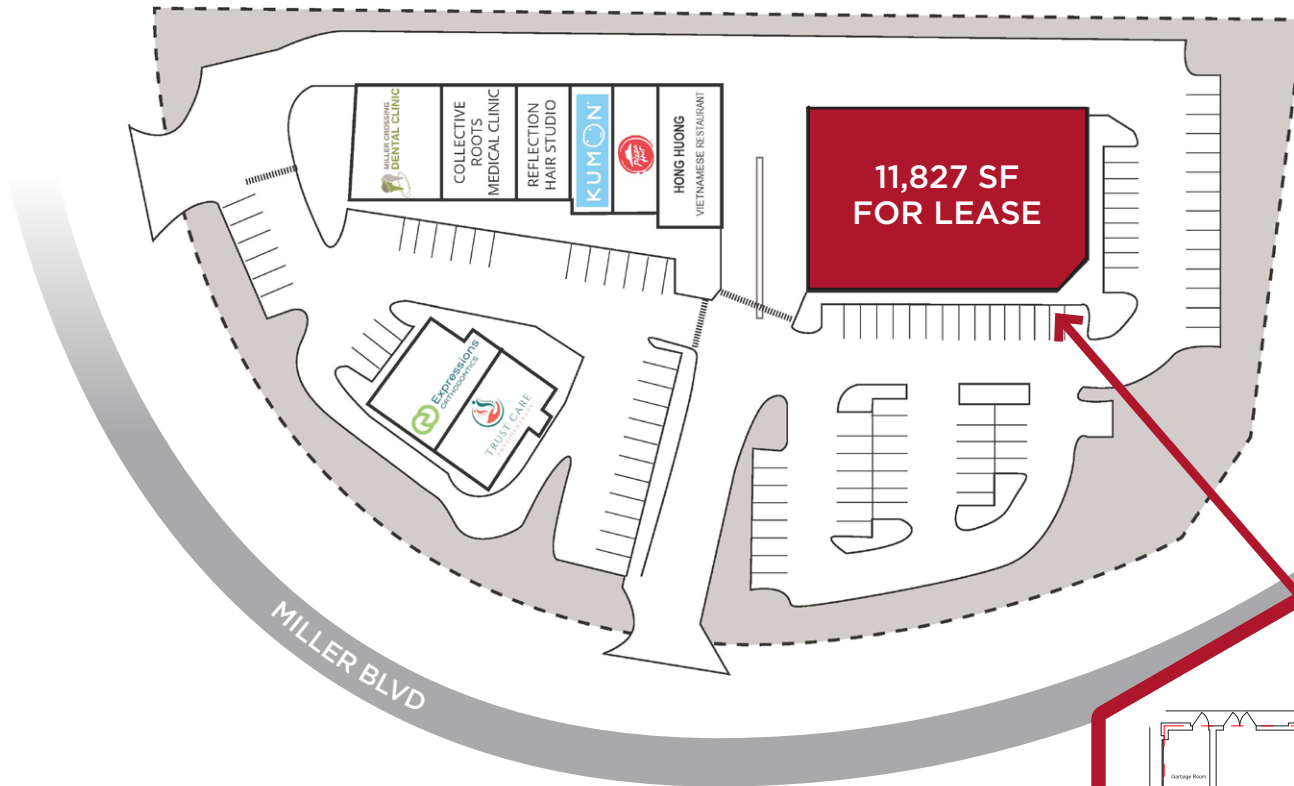


## PROPERTY HIGHLIGHTS

- 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

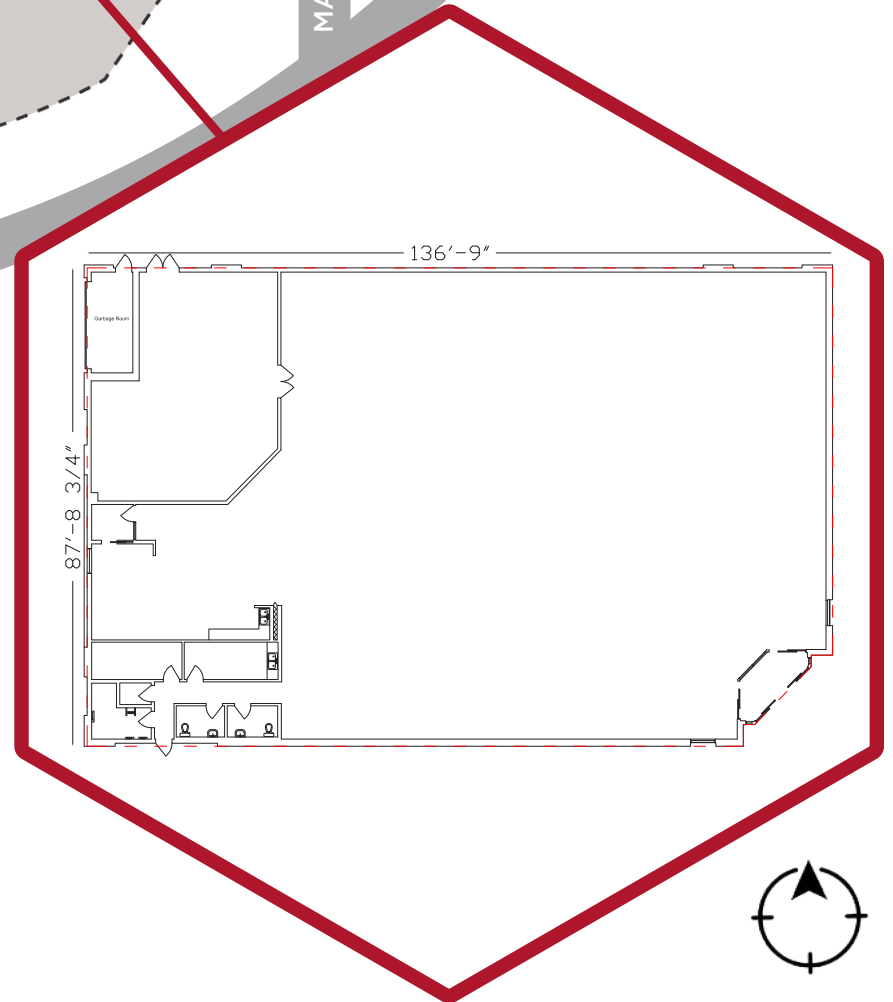




MANNING DRIVE (30,800 VPD)

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 13,502	3km 93,203	5km 184,422
	HOUSEHOLDS		
	1km 4,891	3km 32,093	5km 63,917
	AVERAGE INCOME		
	1km \$110,428	3km \$111,747	5km \$118,090
	VEHICLES PER DAY		
	30,800 VPD on Manning Drive		



# AERIAL VIEW

ANTHONY HENDAY

KUMON  
MATH. READING. SUCCESS.

TRUST CARE  
PHYSIOTHERAPY

MILLER CHILDREN'S DENTAL CLINIC

INSPIRE

Expressions  
ORTHODONTICS

HONG HUONG  
RESTAURANT

Pizza Hut

servus  
credit union

75  
75th Anniversary  
Leslie St. 1945

AgeCare



CIRCLE K

FRESH CO  
Lowering food prices

Tim Hortons

CANADIAN TIRE

RONA+

DOLLARAMA

FIVE GUYS

THE SHOE COMPANY

Shell

SPORTCHEK

OLD NAVY

Party City

dspot

TacoTime

BROWNS SOCIALHOUSE

CANADIAN BREW HOUSE

Cabela's  
Wild's Finest Meats

ACE LIQUOR

Marshalls

MOVATI ATHLETIC

McDonald's

CINEPLEX

BP

Edo

HOMESENSE

OPA!  
BY GABRIEL







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