

 **FOR LEASE**  
Edmonton

HIGH TRAFFIC WEST END LOCATION

FOR LEASE

# WESTLAWN SQUARE

2,250 SF Available For Lease

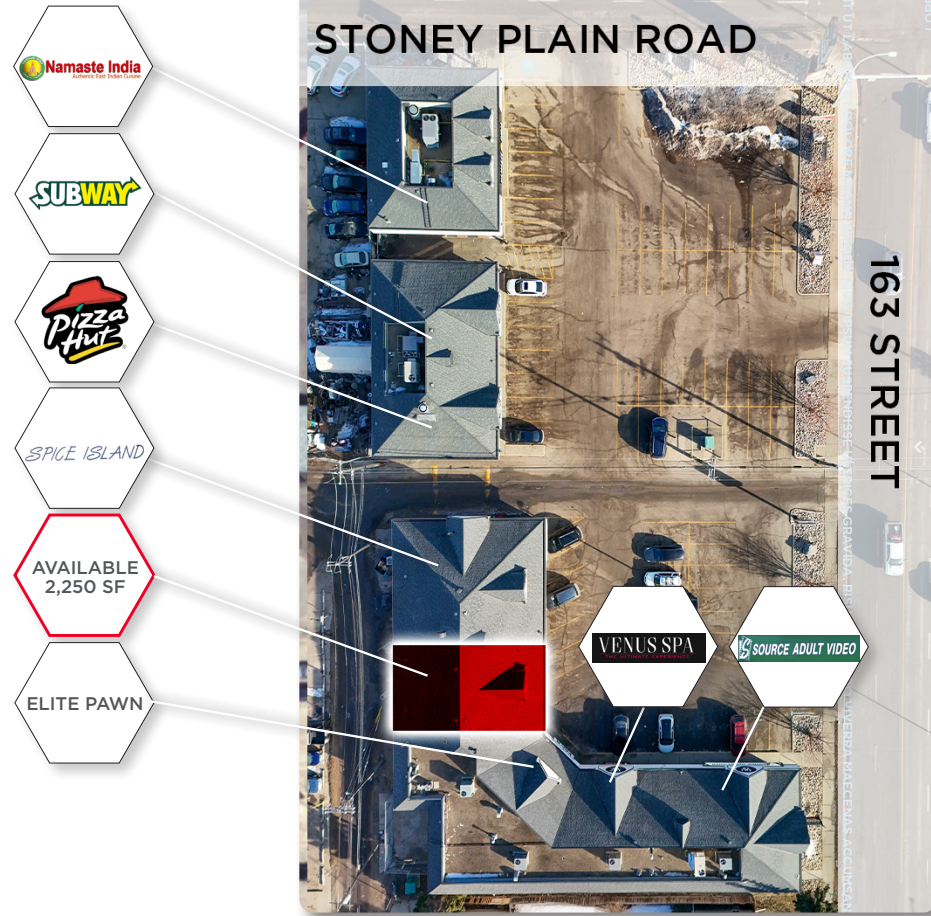
10062 163 Street  
Edmonton, AB

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# PROPERTY HIGHLIGHTS

- Last vacancy in the centre
- Very good exposure to Stony Plain Road and 163rd street, with very good parking and signage
- In excess of 20,520 vehicles per day pass along Stony Plain Road and 163 street (2023)
- Approximately 59,239 residents live with 3km of the site
- Join other tenants Namaste India, Pizza Hut, Subway and Spice Island
- Pylon signage available



## PROPERTY DETAILS

**Available Size:**  
2,250 SF

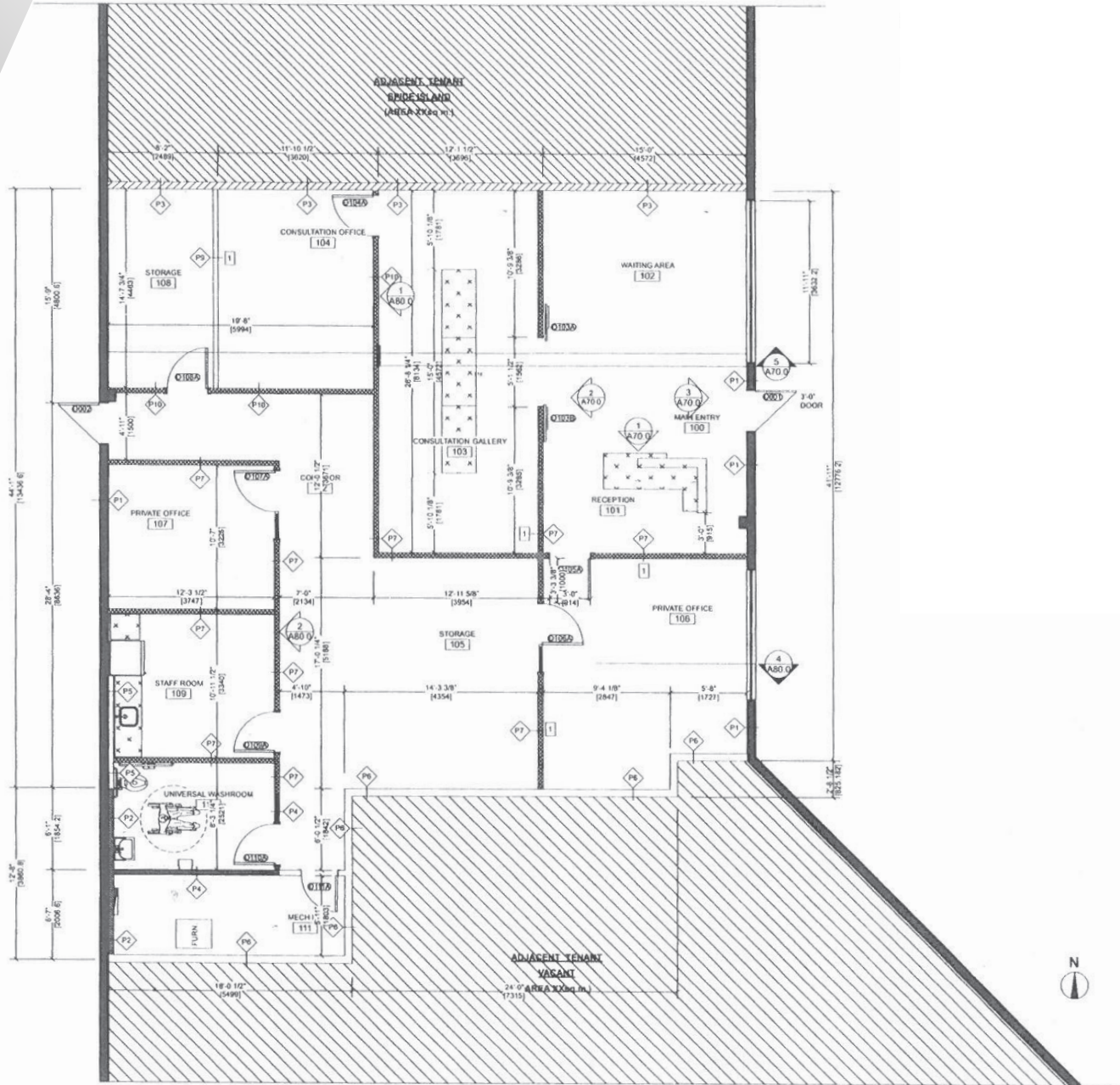
**Lease Rate:**  
Market

**Operating Costs:**  
\$16.81 per SF (2025)

**Zoning:**  
CNC - Neighbourhood Convenience  
Commerical

**Availability:**  
Immediately

# INTERIOR PLAN



## DEMOGRAPHICS



### POPULATION

1KM	3KM	5KM
9,235	59,239	130,720



### AVERAGE INCOME

1KM	3KM	5KM
\$86,690	\$115,361	\$129,027



### HOUSEHOLD

1KM	3KM	5KM
3,946	23,897	52,792



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