



HIGH TRAFFIC WEST END LOCATION

FOR LEASE

WESTLAWN SQUARE

2,250 SF Available For Lease

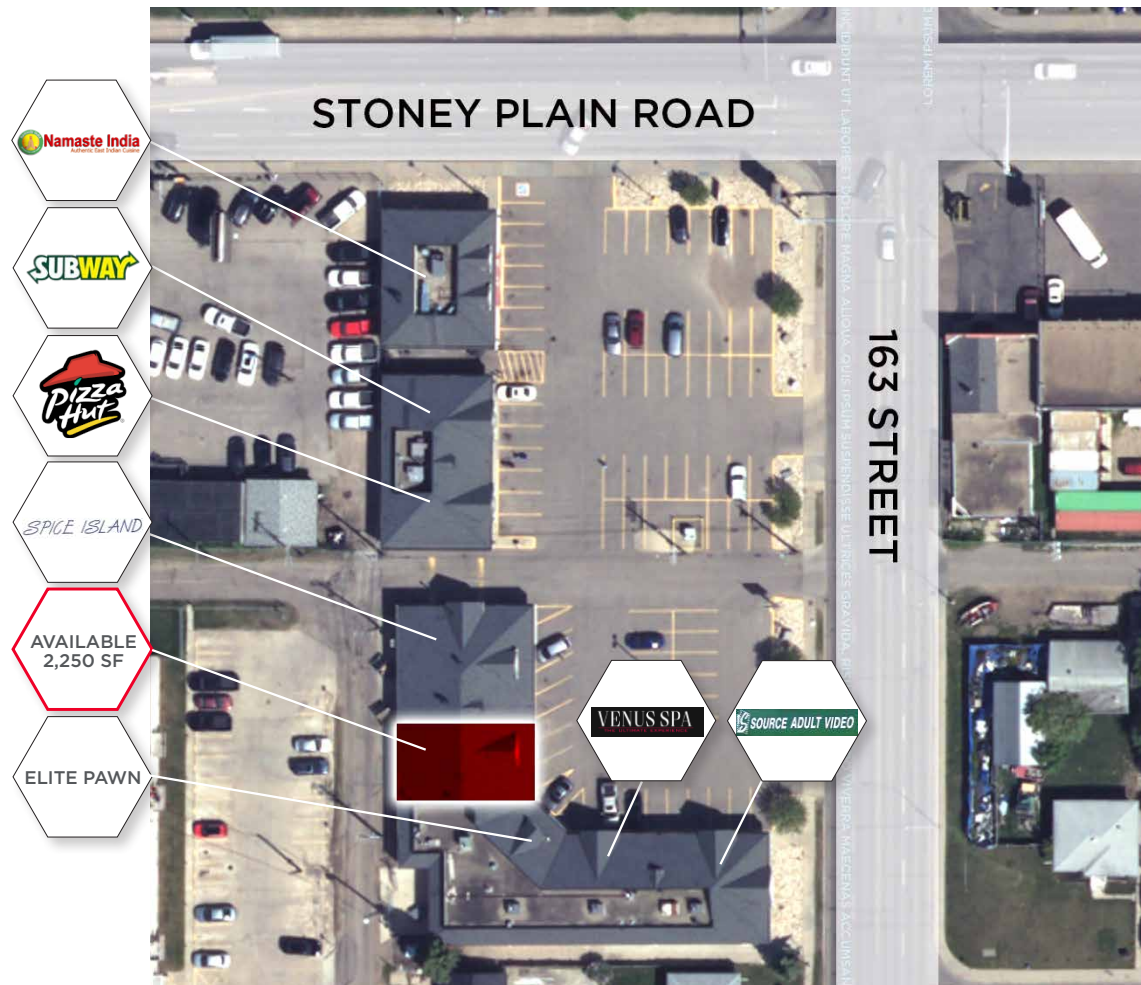
10062 163 Street
Edmonton, AB

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. January 17, 2025

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

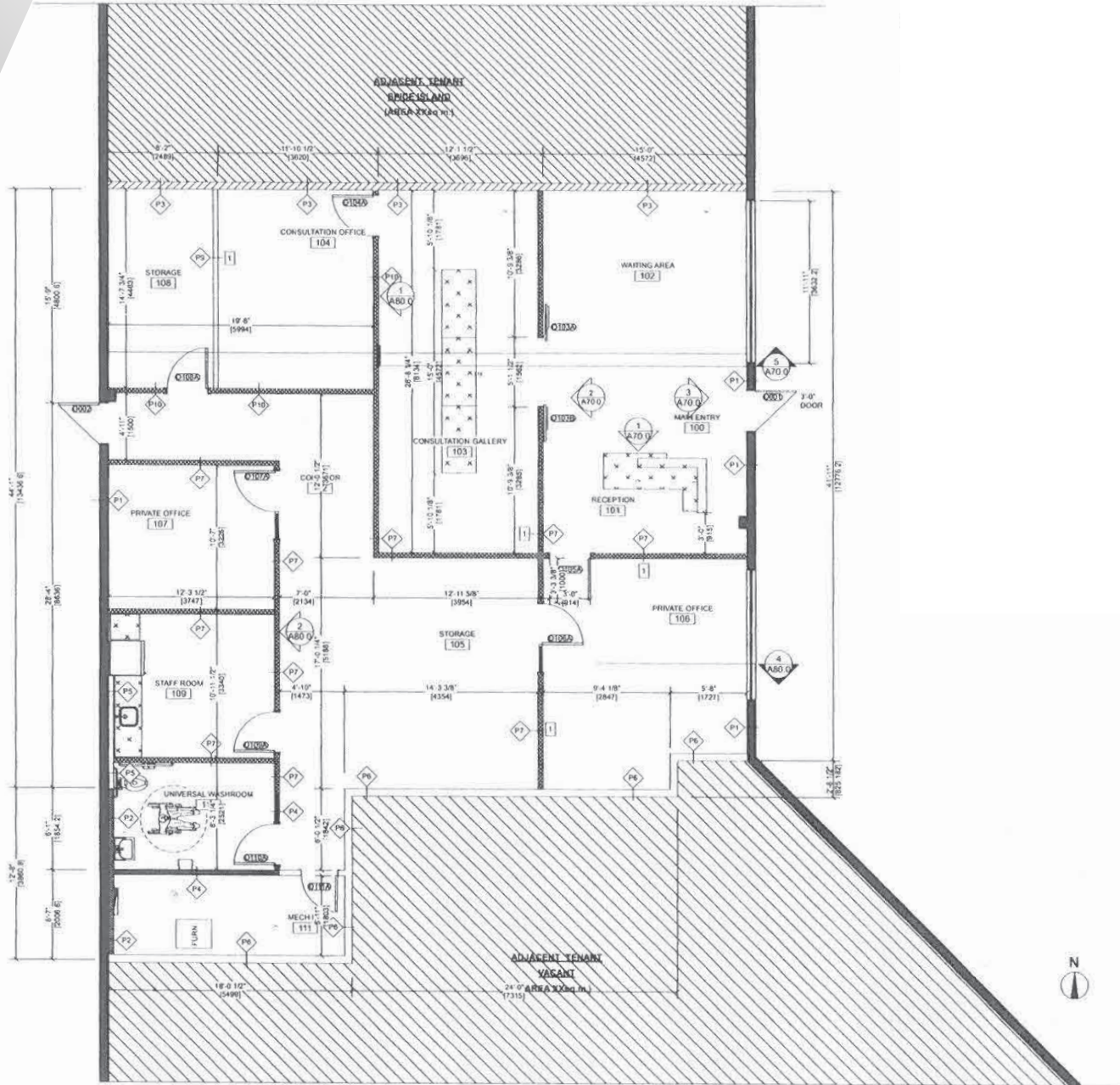
Lease Rate:
Market

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



David Cooney

Partner

780 917 8327

david.cooney@cwedm.com