

FOR LEASE



±6,400 SF AVAILABLE IMMEDIATELY

SHOPPES AT HAMPTONS (BUILDING 2)

4280 - 199 STREET NW,
EDMONTON, AB

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Mark McCann
Partner

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PROPERTY DETAILS

Municipal Address 4280 199 Street NW, Edmonton, AB

Legal Description Plan 1220140, Block 3, Lot 1

Zoning CB1

Building Size 11,945 SF

Available Area 6,400 SF

Building Age 2025

Parking Ample

Availability Immediate

Power 200 Amps

Property Taxes TBC

Operating Costs \$16.00/SF (estimated)

Lease Rate Market



BAYS FROM 1,250 SF

PROPERTY HIGHLIGHTS

- Strategically located on 199th Street in the affluent Edgemont / Hampton neighborhood in SW Edmonton
- Primary Trade Area: ±95,000 people within 5KM
- Average Household Income: \$155,000
- Retail draws in the immediate area include: Freshco, Sobeys Liquor, Dollarama, Tim Hortons, Wendy's along with numerous dental, optical and professional tenants



AERIAL VIEW

204 STREET (5,737 VPD)

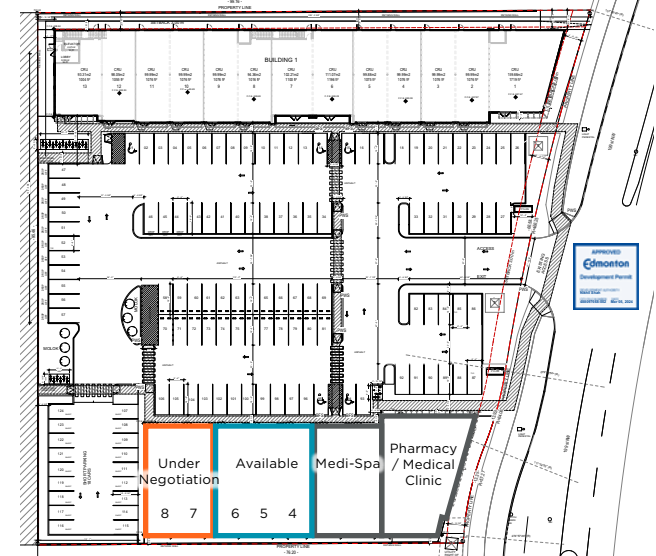
199 STREET (19,646 VPD)

LESSARD ROAD (23,970 VPD)

ANTHONY HENDAY (92,400 VPD)



SITE PLAN



KEEP IN TOUCH

AREA DEMOS



11,482
POPULATION
Within 1 KM



\$154,600
AVG. INCOME
Within 1 KM



3,519
HOUSEHOLDS
Within 1 KM

44,751
POPULATION
Within 3 KM

\$165,582
AVG. INCOME
Within 3 KM

14,895
HOUSEHOLDS
Within 3 KM

93,792
POPULATION
Within 5 KM

\$153,381
AVG. INCOME
Within 5 KM

32,834
HOUSEHOLDS
Within 5 KM

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