

FOR LEASE



±11,945 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

780 952 8328
mark.mccann@cwedm.com

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
Building Age	2025
Parking	Ample
Availability	Immediate
Power	200 Amps
Property Taxes	TBC
Operating Costs	\$16.00/SF (estimated)
Lease Rate	Market



BAYS FROM 1,200 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)

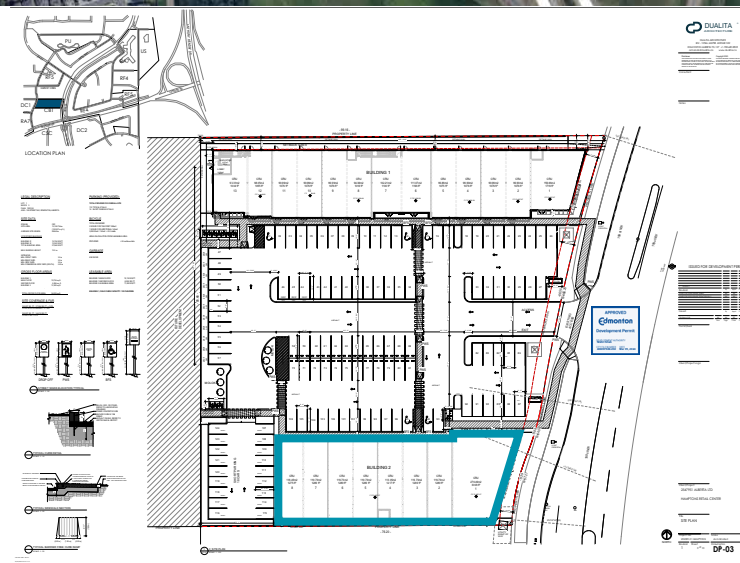
199 STREET (19,646 VPD)

LESSARD ROAD (23,970 VPD)

ANTHONY HENDAY (92,400 VPD)



FRESH CO
Lowering food prices



SITE PLAN

KEEP IN TOUCH

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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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