



#10, 6201 50 Street, Leduc

**Clock Tower Mall Retail Unit**



## PROPERTY DETAILS

Address:	#10, 6201 50 Street, Leduc
Legal:	Plan 8021757, Block 2, Lots 9
Zoning:	GC (General Commercial)
Total Size:	1,200 SF (+/-)
Signage:	Building and Pylon Signage
Possession:	Immediate
Parking:	Scramble Parking Stalls (FCFS)
Operating Costs:	\$7.50 / SF (2023 estimate)
Lease Rate:	\$22.00 / SF



## PROPERTY HIGHLIGHTS

- Open concept retail / professional space
- High traffic location along Leduc's busiest retail thoroughfare (50 Street)
- Located in Leduc at the Clock Tower Mall
- Ideal uses include retail, office, personal and professional services
- Neighbouring tenants include Home Instead Touch of Beauty Salon Spa & Laser, Natural Choice Massage, A & W, The Hobby Spot Leduc and Tasty Kitchen & Bar



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Clock Tower Mall



Ample scramble parking



Front showroom area



Ample windows and natural light



Pylon signage





- Across from Leduc Towne Square with anchor tenants including Safeway, Shoppers Drug Mart & Giant Tiger
- Quick access to the QEII Highway, EIA, Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton



## AREA POPULATION

- 1KM - 1,749
- 3KM - 20,664
- 5KM - 35,597



## AREA HOUSEHOLDS

- 1KM - 691
- 3KM - 8,010
- 5KM - 12,921



## CLOCK TOWER MALL TENANTS

- Touch of Beauty Salon Spa & Lasor
- The Hobby Spot Leduc
- Beyond Your Surface Massage
- Ewyn Weight Loss Studios
- Tasty Kitchen & Bar
- Home Instead
- A & W
- Natural Choice Massage

## LEDUC TOWNE SQUARE TENANTS

- Giant Tiger
- Safeway
- Shoppers Drug Mart
- Cora Breakfast
- Dollarama
- 9 Round Fitness
- Safeway Gas Bar
- Church's Chicken
- Joey's Seafood Restaurant
- Little Caesars Piazza

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