



RETAIL SPACE  
**FOR LEASE**

#20 - 8318 FAIRMOUNT DRIVE

SE CALGARY, ALBERTA

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*Carnation Nail & Spa*  
403-452-2278



## GENERAL INFORMATION & TRAFFIC COUNTS

- CONVENIENTLY SITUATED ON FAIRMOUNT DRIVE THIS WELL MAINTAINED STRIP CENTRE FEATURES ABUNDANT ON-SITE PARKING, GREAT STREET PRESENCE AND CONVENIENT EGRESS.
- IDEAL USES INCLUDE TAKE-OUT FOOD, RETAIL BOUTIQUE AND PERSONAL SERVICES.
- FORMERLY A PIZZA TAKEOUT RESTAURANT
- IMMEDIATELY ADJACENT TO K-9 SCHOOL
- *NO RESTAURANT VENTING CURRENTLY IN PLACE*

## TRAFFIC COUNTS

HERITAGE DRIVE: 23,000 VEHICLES / DAY  
FAIRMOUNT DRIVE: 12,000 VEHICLES / DAY

## CITY PLAN



## PROPERTY INFORMATION

### LOCATION

8318 FAIRMOUNT DRIVE SE  
**AVAILABLE FOR LEASE**  
UNIT #20: 1,596 SQ.FT.

### ZONING

C-N2

### AVAILABLE

IMMEDIATELY

### TERM

5 - 10 YEARS

### OPERATING COSTS

\$10.55 +/- PER SQ.FT

### LEASE RATE

MARKET

### PARKING

SPACIOUS LOT  
PARKING: 31 STALLS  
AND STREET PARKING

## DEMOGRAPHICS\*

POPULATION	2KM	5KM	10KM
2023 2028	27,689 30,811	129,765 147,072	550,306 624,031
GROWTH			
2023 - 2028	11.5%	13.5%	13.5%
AVERAGE INCOME			
2023	\$99,266	\$151,261	\$137,186
MEDIAN AGE OF POP.			
2023	40.8	42.6	39.9

## SURROUNDING AMENITIES

ACE LIQUOR  
DOLLAR TREE  
HOMESENSE  
LONDON DRUGS  
POPEYES  
SHOPPERS DRUG MART  
ST. MATTHEW K-9  
SUBWAY  
WINNERS

## SURROUNDING ROUTES

FAIRMOUNT DRIVE HERITAGE  
DRIVE MACLEOD TRAIL

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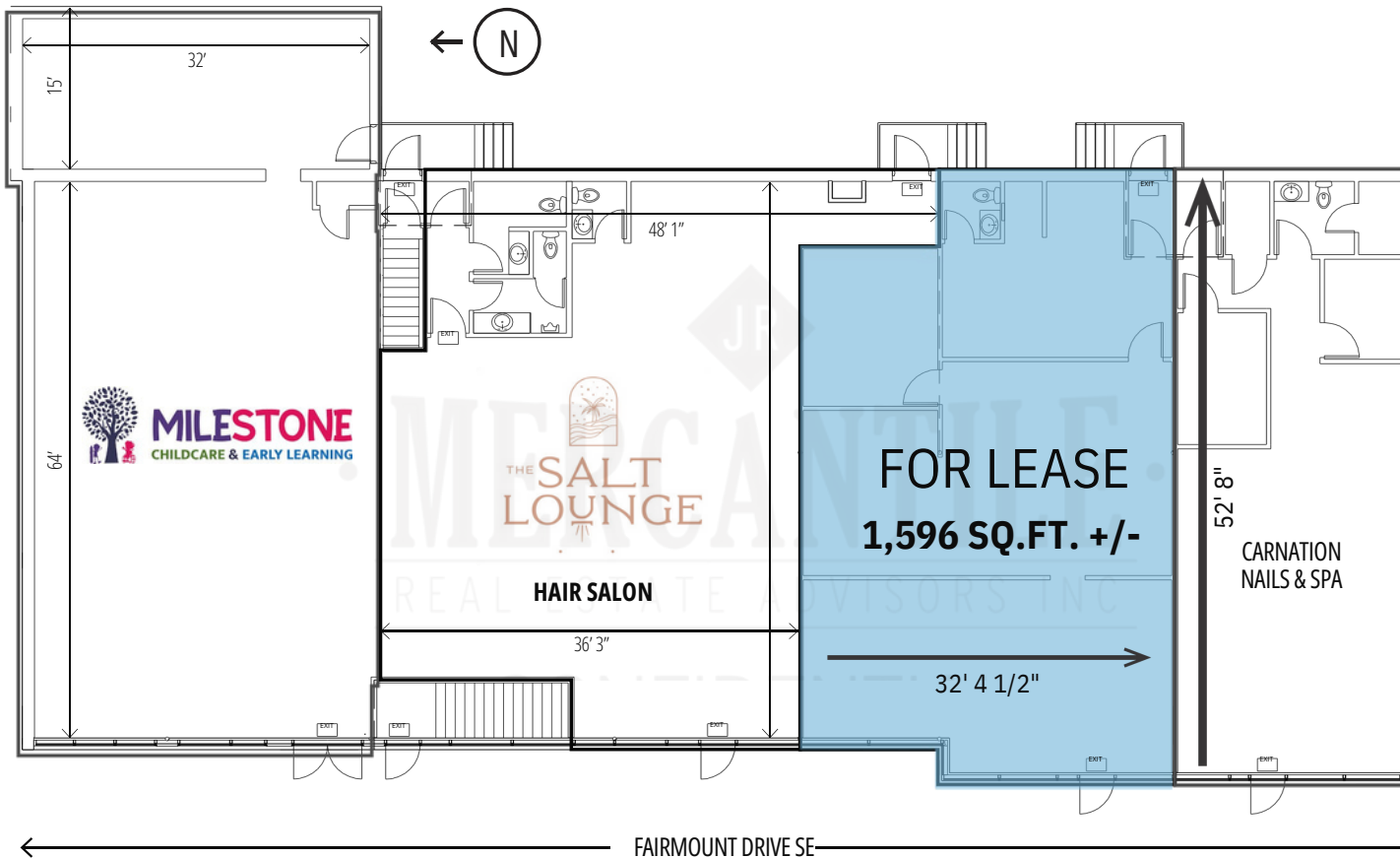
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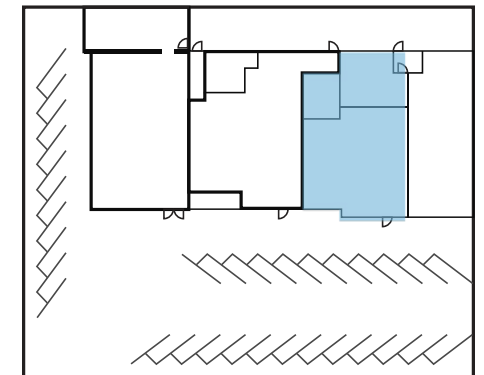
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## SITE PLAN



## PARKING PLAN



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