

**AVISON
YOUNG**



**ALLIANCE MJ
DEVELOPMENTS**

FOR LEASE

75 Wildwoods Court SW
Airdrie, AB

Wildflower Gate



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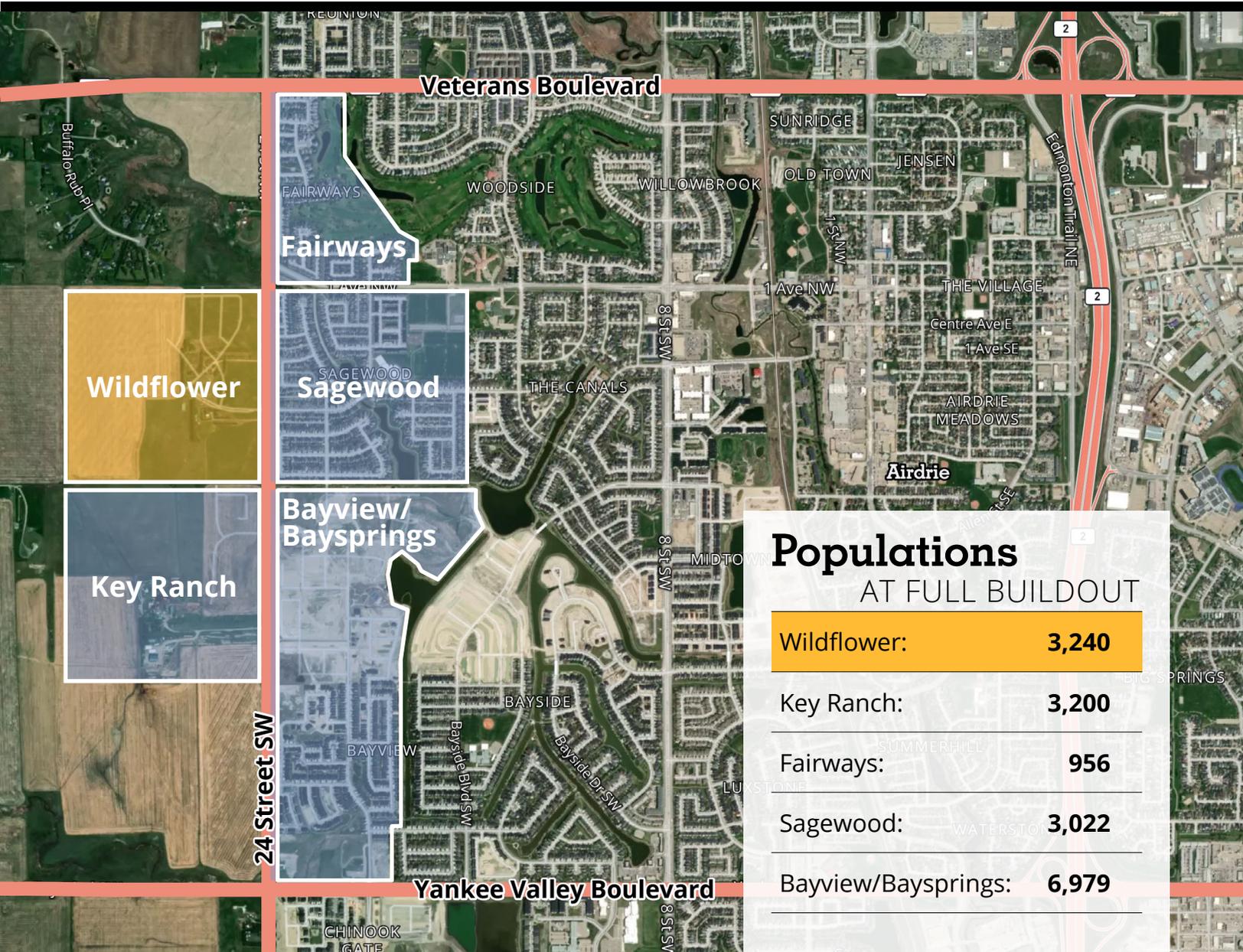
Wildflower Gate

- ✿ 2.55 acre retail development in West Airdrie at entry point to Wildflower, a community that will be populated by over 3,200 residents at full buildout.
- ✿ Site provides immediate access to three of Airdrie's fastest growing communities (Wildflower, Key Ranch, and Bayview/Baysprings).
- ✿ Wildflower Gate will be positioned along 24th Street SW, which will become a major north-south arterial carrying traffic across West Airdrie.

Project delivery scheduled for 2026

Area demographics 3km Radius

-  **44,951**
Est. 2024 population
-  **22.3%**
Growth rate 2019 - 2024
-  **\$130,000**
Average income
-  **35.6**
Average age

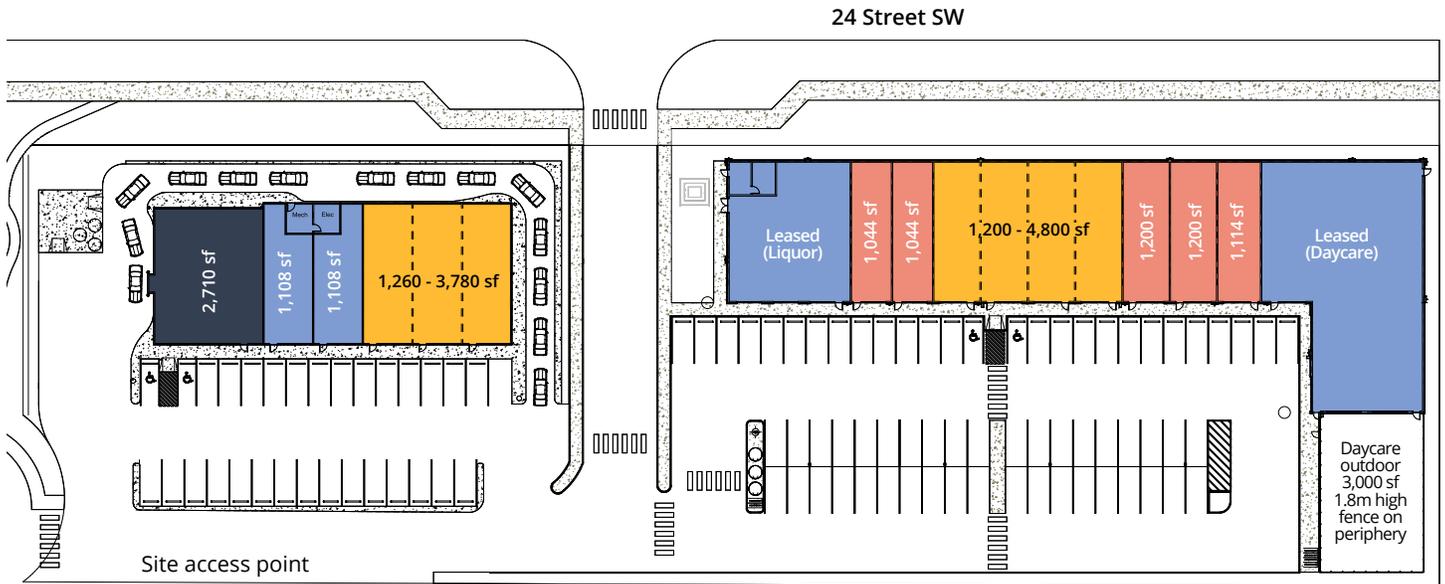


Populations AT FULL BUILDOUT

Wildflower:	3,240
Key Ranch:	3,200
Fairways:	956
Sagewood:	3,022
Bayview/Baysprings:	6,979

SITE PLAN

Available
 Under Negotiation
 Pending
 Leased



PROPERTY SUMMARY

Available:	1,044 - 4,800 sf
Site size:	2.55 acres
Timing:	2027 possession
Zoning:	Community Mixed Use District
Lease rate:	Market
Additional rent:	\$15.00 psf (estimate)

TARGET USES INCLUDE:

-  Grocery
-  Fuel Station
-  Educational
-  Food and Beverage
-  Medical/Professional
-  Personal Services





GET IN TOUCH

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