

**AVISON  
YOUNG**



**ALLIANCE MJ  
DEVELOPMENTS**

# For Lease

## Wildflower Gate

75 Wildwoods Court SW  
Airdrie, AB



**1,108 - 11,706 SF of Premium Retail Space Available**

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# Property details

## ADDRESS

75 Wildwoods Court SW, Airdrie, AB

## VACANCY

1,108 - 11,706 SF

## SITE SIZE

2.55 Acres

## AVAILABLE

2027 Possession

## ZONING

Community Mixed Use District

## LEASE RATE

Market

## ADDITIONAL RENT

\$15.00 PSF (estimate)

# Highlights



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.



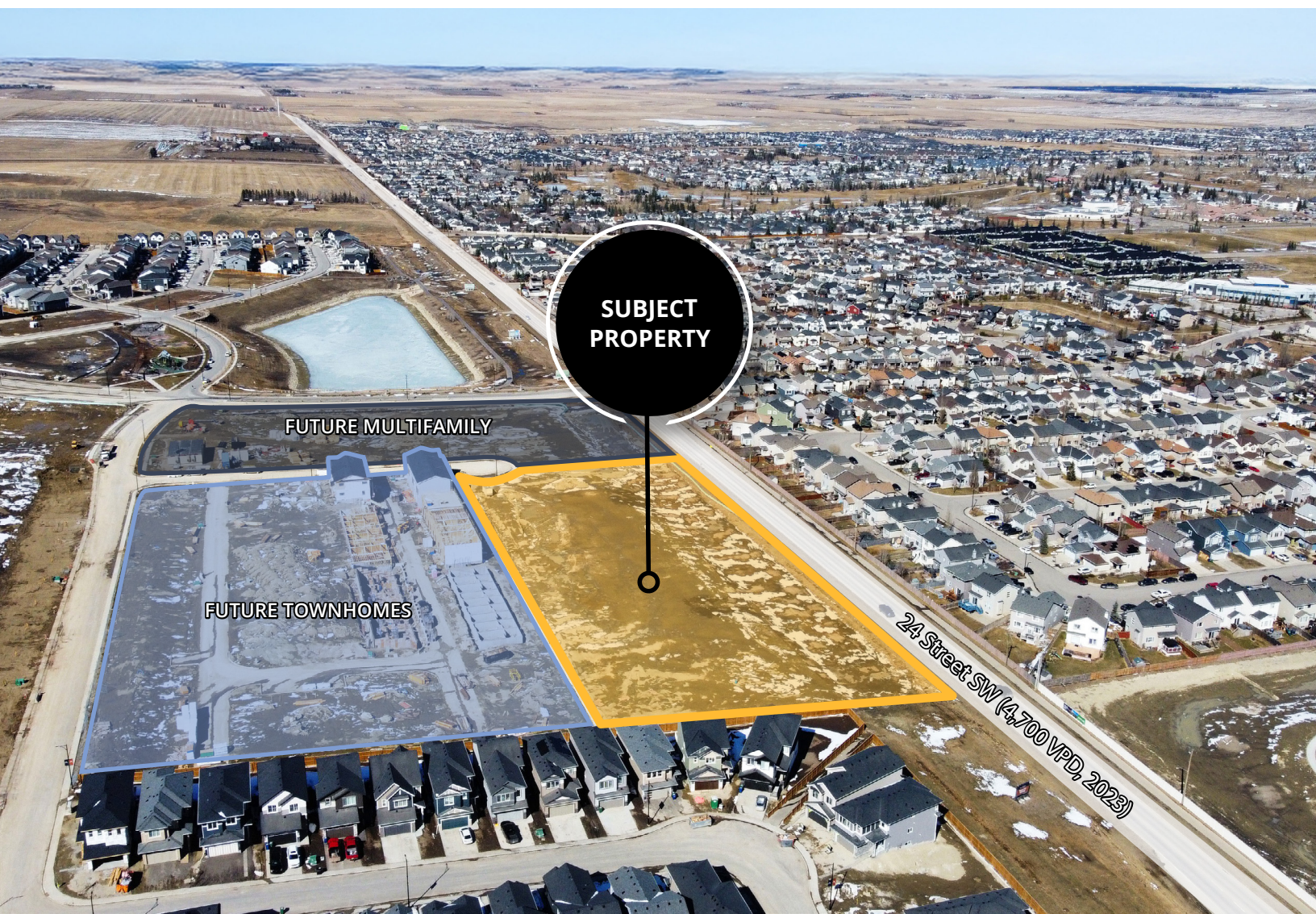
Site provides immediate access to three of Airdrie's fastest growing communities (Wildflower, Key Ranch, and Bayview/ Baysprings).



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

2027



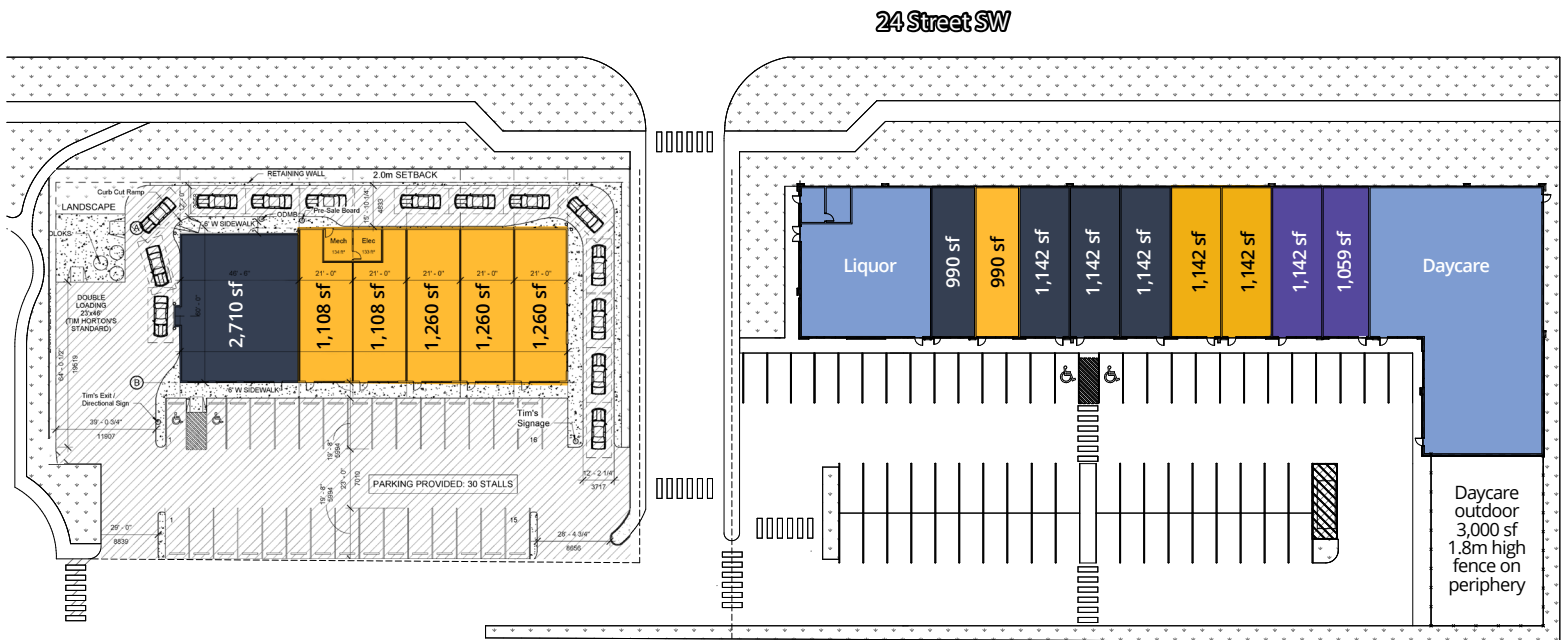


# Site plan

AVAILABLE: 1,108 - 11,706 SF



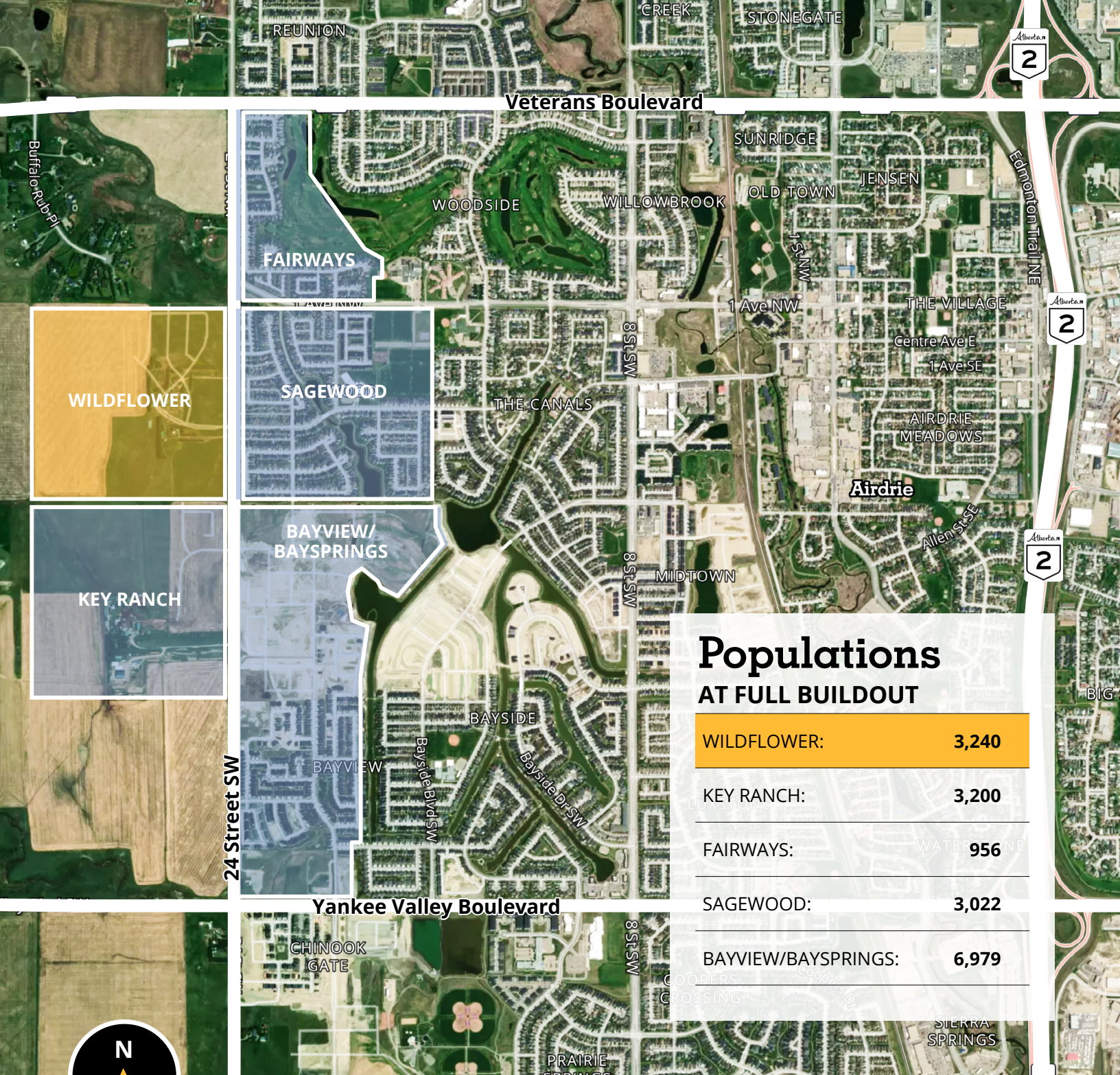
Available Under Offer Conditionally Leased Leased



Site access point







## Populations AT FULL BUILDOUT

WILDFLOWER: 3,240

KEY RANCH: 3,200

FAIRWAYS: 956

SAGEWOOD: 3,022

BAYVIEW/BAYSPRINGS: 6,979

## AREA DEMOGRAPHICS 3km Radius



**\$130,000**

Average household income



**22.3%**

Growth rate 2019 - 2024



**44,951**

Est. 2024 Population



**35.6**

Average age



# AVISON YOUNG



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# Get more info.

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