

The Colliers logo is located in the top right corner of the page. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.An architectural rendering of the Shawnee Plaza development. The image shows a long, single-story commercial building with a dark roof and white-trimmed gables. The building has large glass windows and doors. In front of the building is a wide, paved parking lot with several cars parked and a few people walking. The sky is blue with light, wispy clouds. The overall scene is bright and clear, suggesting a sunny day.

88 Shawnee St SW | Calgary, AB

Shawnee Plaza **Retail** Space Sale / Lease

Last unit available in the new Shawnee Plaza development with immediate occupancy. Located in Shawnee Slopes which is a residential neighbourhood in the south-west quadrant of Calgary. It is bounded to the south by James McKeivitt Road, to the east by Macleod Trail, to the north by Fish Creek Provincial Park and to the west by Evergreen Street.

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Property Overview

- Close access to Mcleod Trail
- Multi-residential development
- Close proximity to Fish Creek Lacombe station
- Over 70,000 residents living within a 3km radius

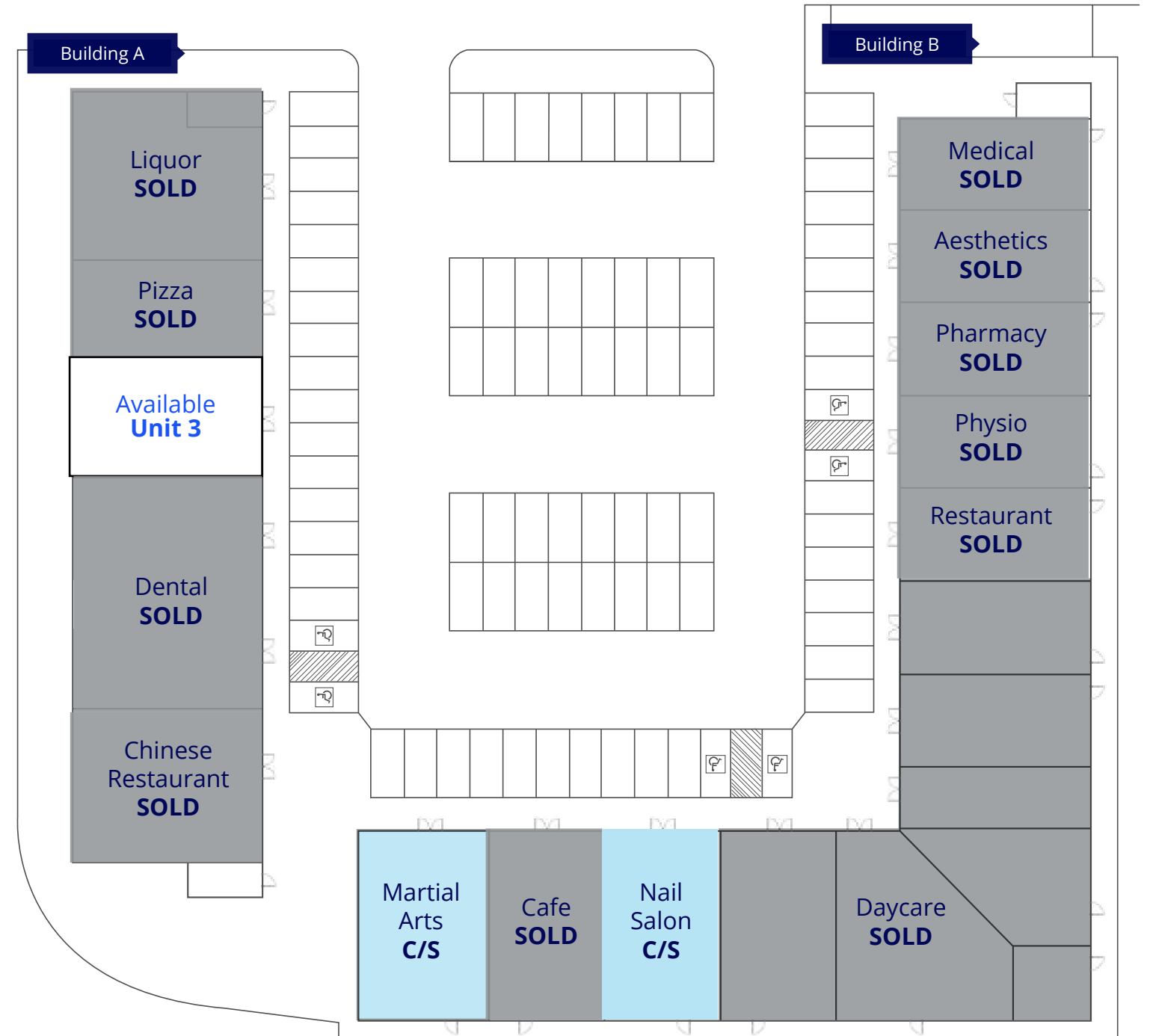
Address:	88 Shawnee St SW Calgary, AB
Available Space:	Building A - Units 3 : 1,500 SF
Occupancy:	Immediate
Est. Op Costs + Tax:	TBD
Sale/Lease Price:	Market
Zoning:	DC
Parking	83 Stalls Surface Parking



Target Tenants

- Restaurant
- Dentist
- Convenience Store
- QSR
- Barber Shop
- Nails/Spa

Floor Plan



Demographics



Current Population (2022)

within 1km 8,223
within 3km 73,622
within 5km 167,971



Projected Population (2027)

within 1km 9,502
within 3km 76,360
within 5km 179,235



Average Household Income (2022)

within 1km \$119,044
within 3km \$144,862
within 5km \$140,581



Projected Household Income (2027)

within 1km \$139,722
within 3km \$167,250
within 5km \$162,475



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