

FOR LEASE

PLAZA 170

3,079 SF END CAP AVAILABLE

10027 - 170 Street, Edmonton, AB

**HIGH TRAFFIC
RETAIL CORRIDOR**

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THE OPPORTUNITY

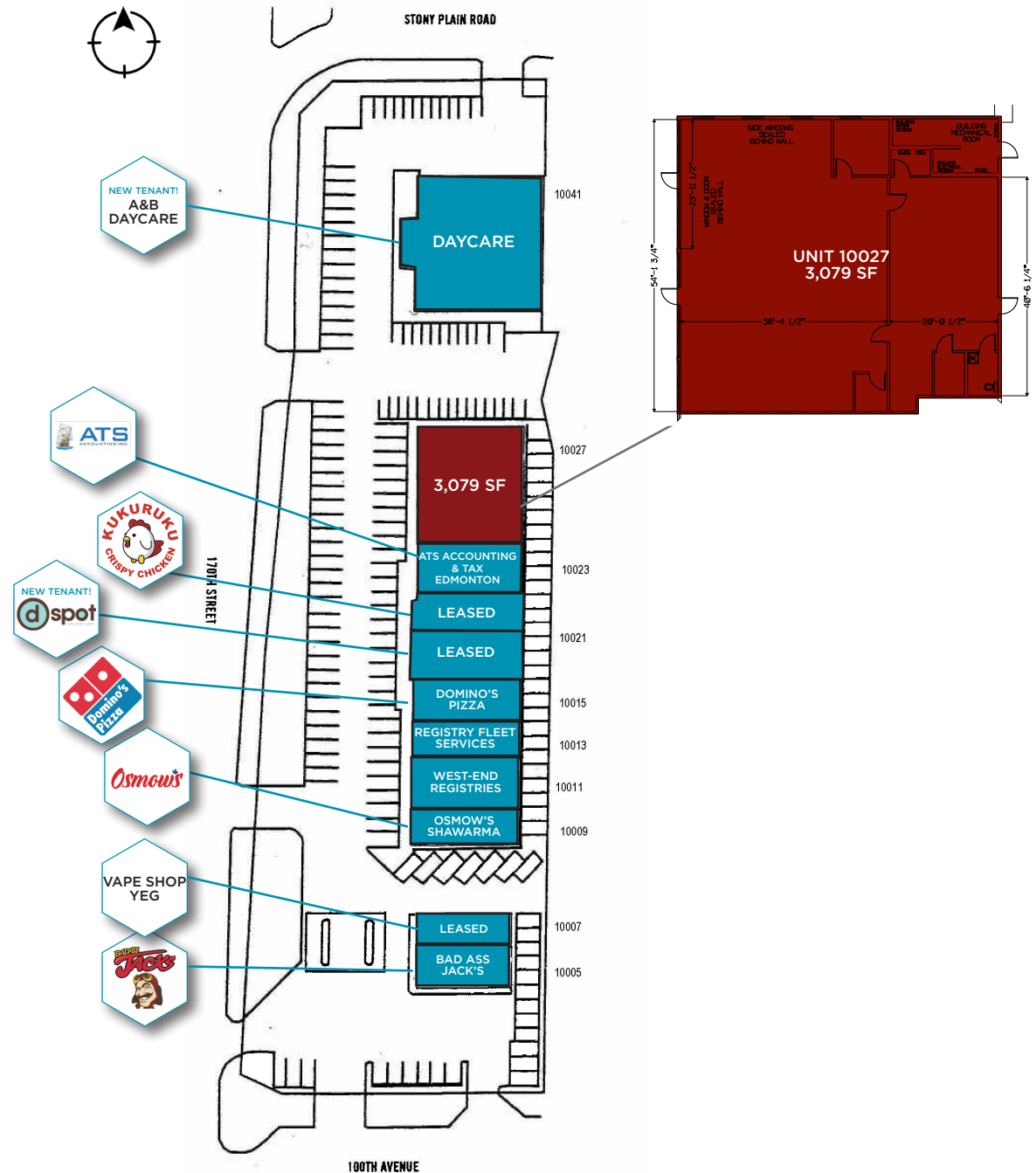
- **3,079 SF End cap unit: Available**
- Conveniently located on the high traffic intersection of 170 Street and 100 Avenue, with a traffic count of over 30,550 vehicles per day along 170 Street.
- Plaza 170 is a prime opportunity to lease space in West Edmonton's major retail nodes.
- Join Kukuruku Chicken, D-Spot, A&B Daycare, Osmow's Sharwama, Domino's Pizza, Bad Ass Jacks and many others!
- The property is exposed to 80,000 vehicles per day by being located on this high traffic corridor.
- CG General Business Zoning allows for a wide variety of uses.
- Possession available immediately.
- Site features ample on site parking.
- High exposure pylon signage available.
- Plaza 170 is located in close proximity to a large number of retailers and in close proximity to Mayfield Common.



PROPERTY DETAILS

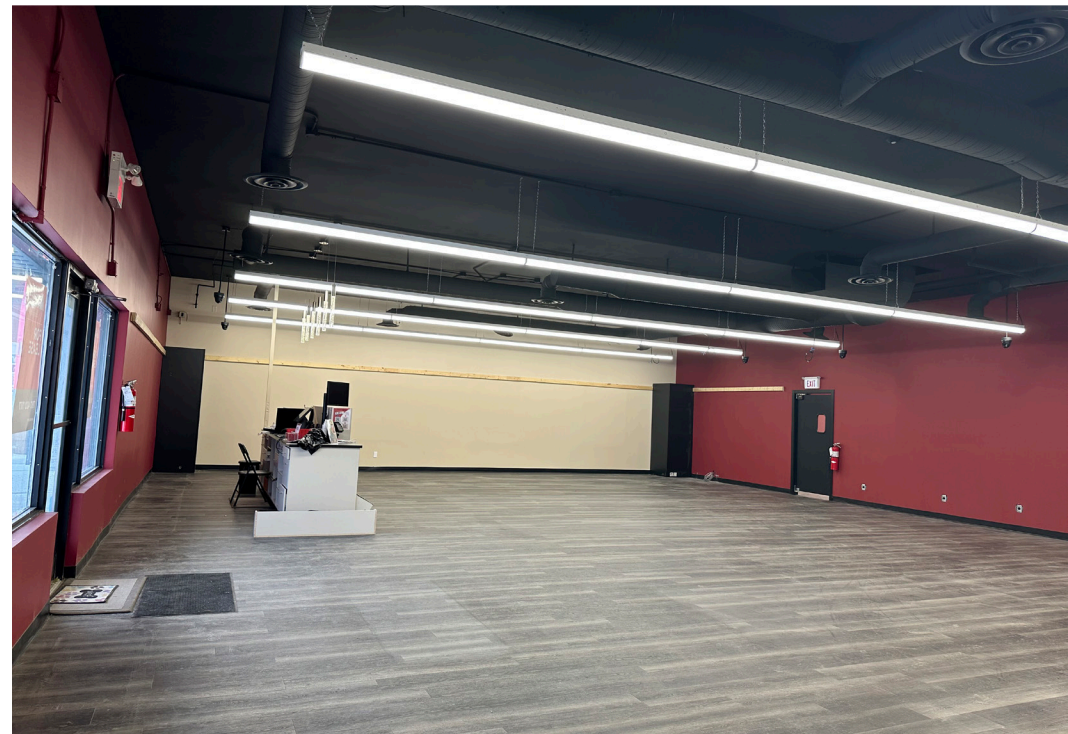
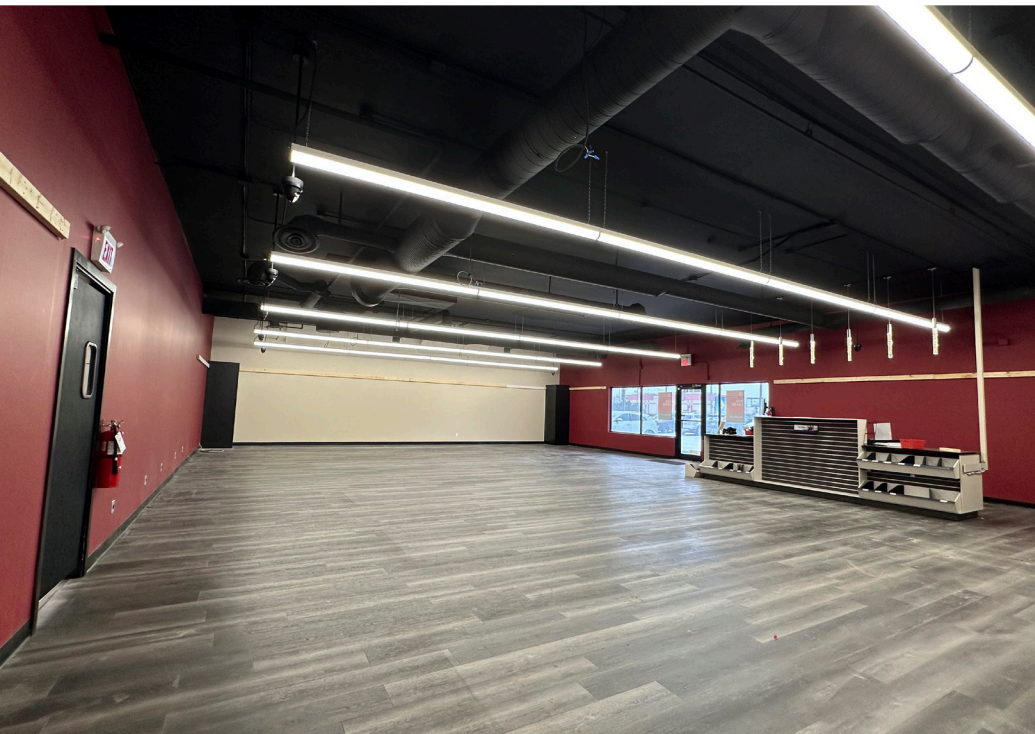
Municipal Address:	10007/27 170 Street NW, Edmonton, AB
Unit Sizes:	3,079 SF
Legal:	Plan 8175ET, Block 39, Lot 17
Zoning:	CG - General Commercial
Access:	6 Access Points
Basic Rent:	Negotiable
Operating Cost:	\$20.66 per SF (plus administration fee) 2025
Parking:	72 unreserved surface stalls
Signage:	Fascia
Pylon:	2 Pylon Signs
Availability:	Immediately
Parking:	Ample surface parking stalls
Other:	Across from Mayfield Common Strong local & national tenant mix

SITE PLAN




UNIT 10027 INTERIOR PHOTOS

3,079 SF







DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	5,334	65,336	129,096

	AVERAGE INCOME		
	1km	3km	5km
	\$70,398	\$84,377	\$112,593

	HOUSEHOLDS		
	1km	3km	5km
	2,223	25,670	49,583

	VEHICLES PER DAY		
	30,550 VPD on 170 Street (Northbound)		



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