



# EDGEMONT LANDING

199 STREET & LESSARD ROAD | EDMONTON, AB

## + RETAIL SPACE FOR LEASE

Southwest Edmonton has been a powerful region of growth for Edmonton in the last decade, and the neighbourhoods of Edgemont and The Hamptons are continuing the trend.

Edgemont Landing shares traffic with Hampton Terrace, a Qualico Properties owned shopping centre directly across Lessard Drive. With an average household income in the area of over \$163,000, retailers have access to a desirable segment of the population. Access to Anthony Henday Drive and proximity to Whitemud Drive make the site easily accessible and pad and CRU options give retailers ample flexibility.



## + PROPERTY DETAILS



**SITE AREA**  
9.8 Acres



**RENTAL RATE**  
\$36.00–\$38.00/SF (est.)



**AVAILABILITY**  
Immediately



**GROSS BUILDING AREA**  
100,716 SF



**ADDITIONAL RENT**  
Prop Tax: \$11.13/SF  
CAM: \$4.02/SF  
EST. TOTAL: \$15.15/SF

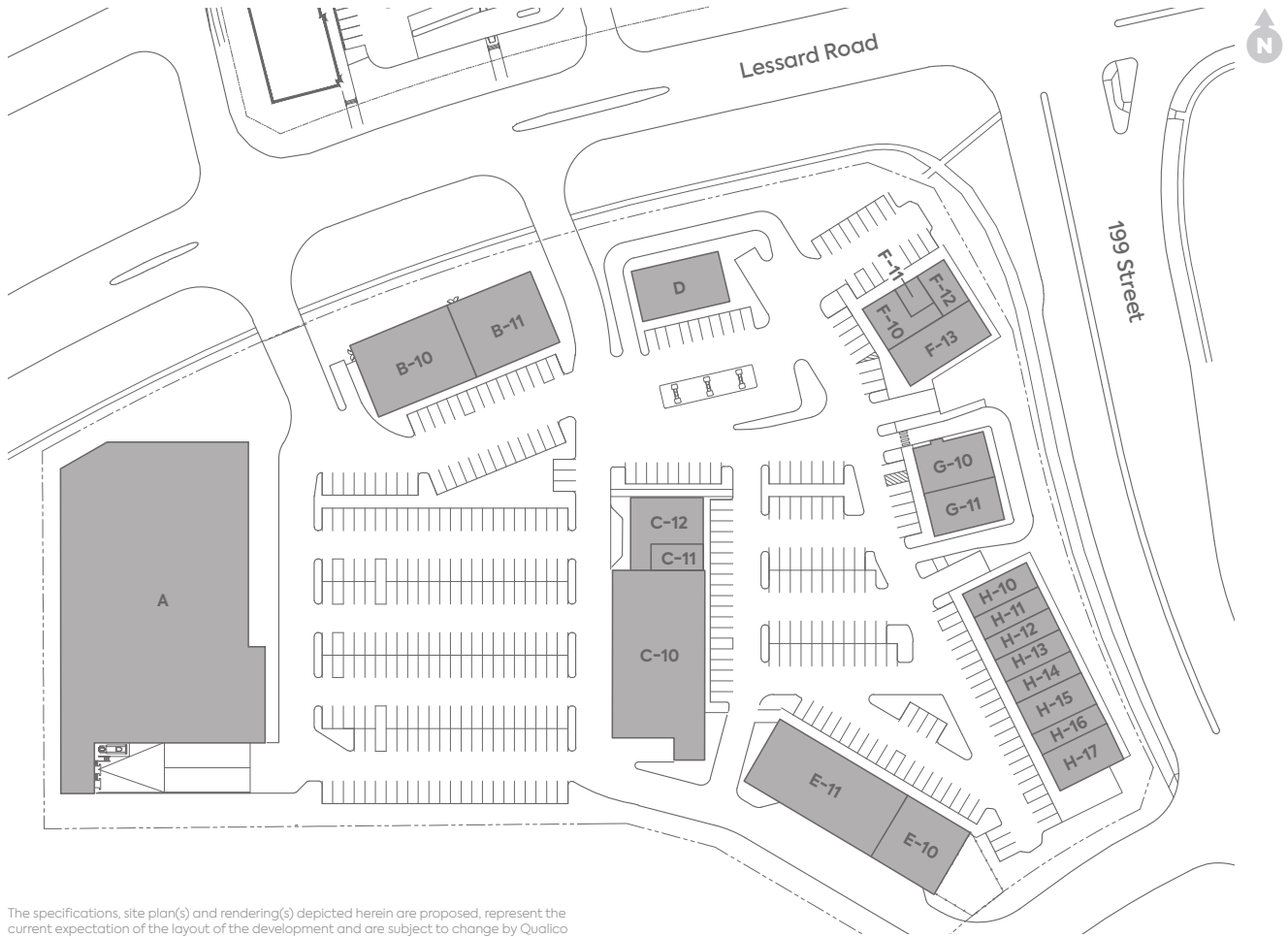


**PARKING RATIO**  
5/1,000 SF

*\*Plus admin fee*

# + SITE PLAN

Edgemont Landing



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

A	Sobeys	42,107 SF	F-13	Dentist	2,386 SF
B-10	Sobeys Liquor	5,500 SF	G-10	Cafe Aria	2,473 SF
B-11	PetValu	4,500 SF	G-11	Evolution Physio	2,270 SF
C-10	Dollarama	10,654 SF	H-10	Panago Pizza	1,178 SF
C-11	Marble Slab	870 SF	H-11	Urban Nail Bar	1,245 SF
C-12	Orthodontist	2,675 SF	H-12	Yummy Kitchen	1,372 SF
D	Petro Canada / A&W	1,574 SF	H-13	Barburrito	1,292 SF
E-10	Anytime Fitness	4,991 SF	H-14	Edo Japan	1,250 SF
E-11	Apple Academy Childcare	5,500 SF	H-15	Jumpstart	1,436 SF
F-10	NV 199 Restaurant and Bar	1,805 SF	H-16	House of Cuts	1,200 SF
F-11	Boba Boy	760 SF	H-17	Oxygen Yoga	2,400 SF
F-12	Kumon	1,278 SF			



## + AREA DEMOGRAPHICS

### Edgemont Landing



#### POPULATION

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
9,415	43,540	87,023



#### HOUSEHOLDS

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
3,042	14,487	30,531



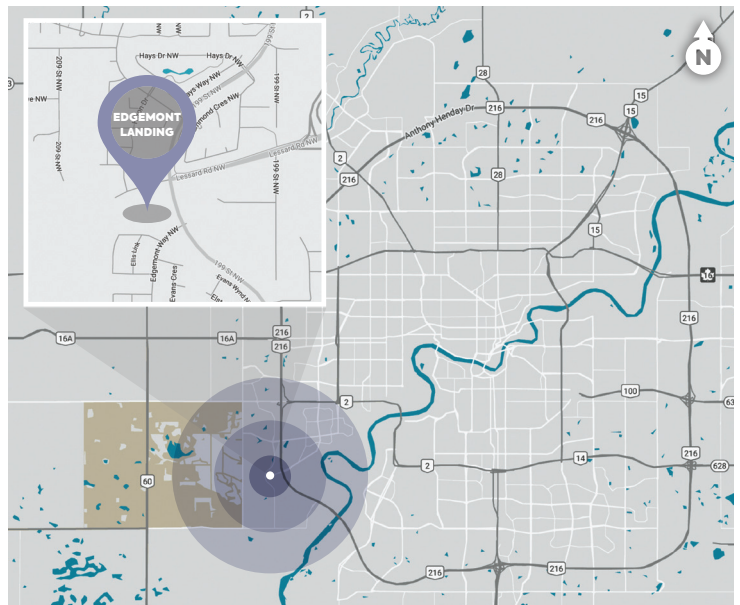
#### AVERAGE INCOME

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
147,488	\$175,322	\$162,063

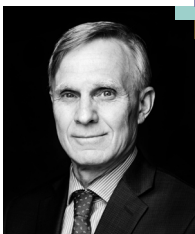


#### VEHICLES PER DAY

Approximately 7,100 on 199 Street and 11,900 on Lessard Road



## CONTACT



**GREG STAMLER**  
780.508.0203  
gstampler@qualico.com

**QUALICO**  
PROPERTIES

**Creating Spaces That Connect**  
PEOPLE + BUSINESSES + SERVICES