



HAMPTON TERRACE

199 STREET & LESSARD ROAD | EDMONTON, AB

+ FULLY LEASED

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

Hampton Terrace shares traffic with Edgemont Landing, a Qualico Properties owned shopping centre directly across Lessard Drive. With a high average household income, 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.



PROPERTY DETAILS



SITE AREA
4 Acres



RENTAL RATE
Market



AVAILABILITY
Fall 2026



GROSS BUILDING AREA
37,800 SF



ADDITIONAL RENT
Prop Tax: \$12.33/SF
CAM: \$6.74/SF*
EST. TOTAL: \$19.07/SF
*Plus admin fee



PARKING RATIO
5/1,000 SF

+ SITE PLAN

Hampton Terrace



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-10	STAY Hair Studio	1,101 SF	D-11	Q Nails	974 SF
A-11	Proactive Physiotherapy	1,128 SF	D-12	Royal Pizza	1,053 SF
A-12	Edgemont Medical, Pharmacy and Encore Medical Rejuvenation	5,871 SF	D-13	Wing Snob	1,297 SF
B-10	Daycare	4,110 SF	E	Circle K	4,043 SF
B-11	Barcode	2,162 SF	F-10	Chef Butter Chicken	1,354 SF
B-12	Liquor Island	2,861 SF	F-11	Mr. Barber	967 SF
C-10	Tim Hortons	2,406 SF	F-12	Oasis Wellness Retreat	2,044 SF
C-11	Mr. Halal Burger	976 SF	G-10	Oodle Noodle	1,135 SF
C-12	Chop Chop	975 SF	G-11	YSS Cannabis Corp.	2,243 SF
D-10	Dentist	3,175 SF	G-12	F45	2,615 SF



+ **AREA DEMOGRAPHICS** Hampton Terrace

	POPULATION		
	1 KM	3 KM	5 KM
	10,195	44,802	90,703
	HOUSEHOLDS		
	1 KM	3 KM	5 KM
	3,358	14,940	31,907
	AVERAGE INCOME		
	1 KM	3 KM	5 KM
	\$142,070	\$174,316	\$158,068
	VEHICLES PER DAY		
	Approximately 8,200 on 199 Street and 11,900 on Lessard Road		

**Demographic data collected from EnviroNics September 2025.*



CONTACT



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 PROPERTIES

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