

HAMPTON TERRACE

199 STREET & LESSARD ROAD | EDMONTON, AB

+ RETAIL SPACE [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 an average household income 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.















+ PROPERTY DETAILS



SITE AREA 4 Acres



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



AVAILABILITY
Fully Leased



GROSS BUILDING AREA 37,800 SF



ADDITIONAL RENT Prop Tax: \$11.07/SF CAM: \$6.11/SF*

EST. TOTAL: \$17.18/SF

*Plus admin fee



PARKING RATIO 5/1,000 SF







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	5,871 SF	D-13	Wing Snob	1,297 SF
	and Pharmacy		E	Circle K	4,043 SF
B-10	Daycare	4,110 SF	F-10	Chef Butter Chicken	1,354 SF
B-11	Barcode	2,162 SF	F-11	Mr. Barber	967 SF
B-12	Liquor Island	2,861 SF		=	
C-10	Tim Hortons	2,406 SF	F-12	Eye Nine Optometry	2,044 SF
C-11	Prairie Donair	976 SF	G-10	Oodle Noodle	1,135 SF
•			G-11	YSS Cannabis Corp.	2,243 SF
C-12	Chop Chop	975 SF	G-12	F45	2,615 SF
D-10	Dentist	3,175 SF	- 12		_,0.001



+ AREA DEMOGRAPHICS

Hampton Terrace



POPULATION

1 KM7,305 **3 KM 5 KM**79,600



HOUSEHOLDS

 1 KM
 3 KM
 5 KM

 2,342
 11,815
 27,164



AVERAGE INCOME

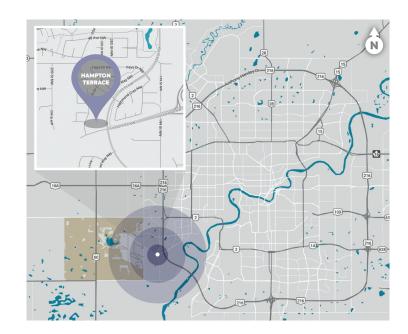
 1 KM
 3 KM
 5 KM

 \$173,763
 \$170,312
 \$151,585



VEHICLES PER DAY

Approximately 8,200 on 199 Street and 11,900 on Lessard Road



CONTACT



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QUALICO PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES