



# 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



# + 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 and Pharmacy	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	Eye Nine Optometry	2,044 SF
C-11	Prairie Donair	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
	7,305	37,123	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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 PROPERTIES

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 PEOPLE + BUSINESSES + SERVICES