




# For Lease

**Retail spaces of 1,029 & 3,818 s.f.**

**+ Food Court Spaces of 380 s.f. & 473 s.f.**

- Shopping Centre anchored by: **SAFEWAY** 
- Other tenants include: **TD Canada Trust, Dynalife, Tim Hortons, Service Canada, McDonald's, Mac's and many more**
- Mixed Use development including 2 Office Towers
- Renovated Shopping Centre servicing the heart of the Millwoods community
- **168,443 people within 5km**
- **Average Household income within 5km: \$101,156**

**Millbourne Market Mall**  
**Millwoods Road & 38<sup>th</sup>**  
**Avenue, Edmonton, AB**

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# Site Plan



## Retail Bays of 1,029 s.f. + 3,818 s.f.

- Legal Description: Lots 58+59, Block 18, Plan 772 0553
- Lease Rate: Market
- Operating Costs: Retail - \$19.25 (including utilities)
- Daytime population: 12,598
- Traffic counts: 19,100 vpd (2015) pass the site
- Zoning: CSC – Shopping Centre
- Mixed use development including retail and two office towers totaling 255,000 square feet

# Demographics



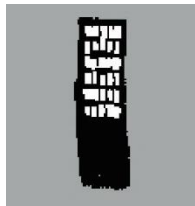
## AVERAGE HOUSEHOLD INCOME (2017)

1 Kilometer:	\$ 83,137
3 Kilometers:	\$ 94,157
5 Kilometers:	\$101,156



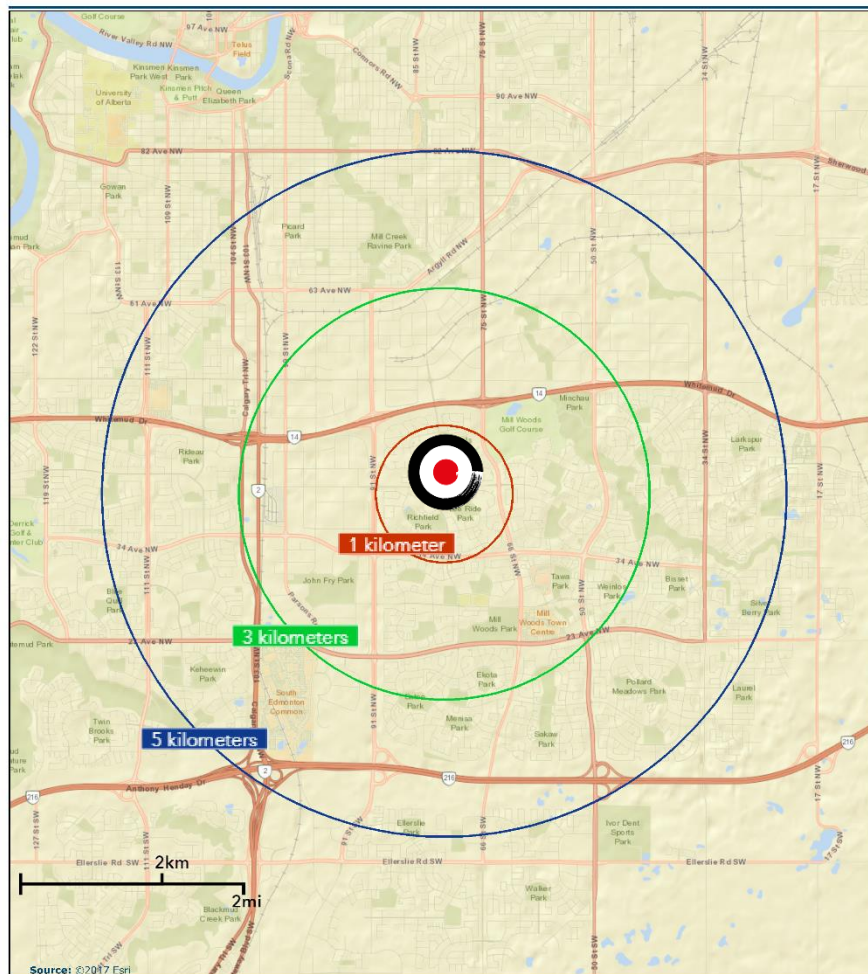
## POPULATION (2017)

1 Kilometer:	11,302
3 Kilometers:	48,267
5 Kilometers:	168,443

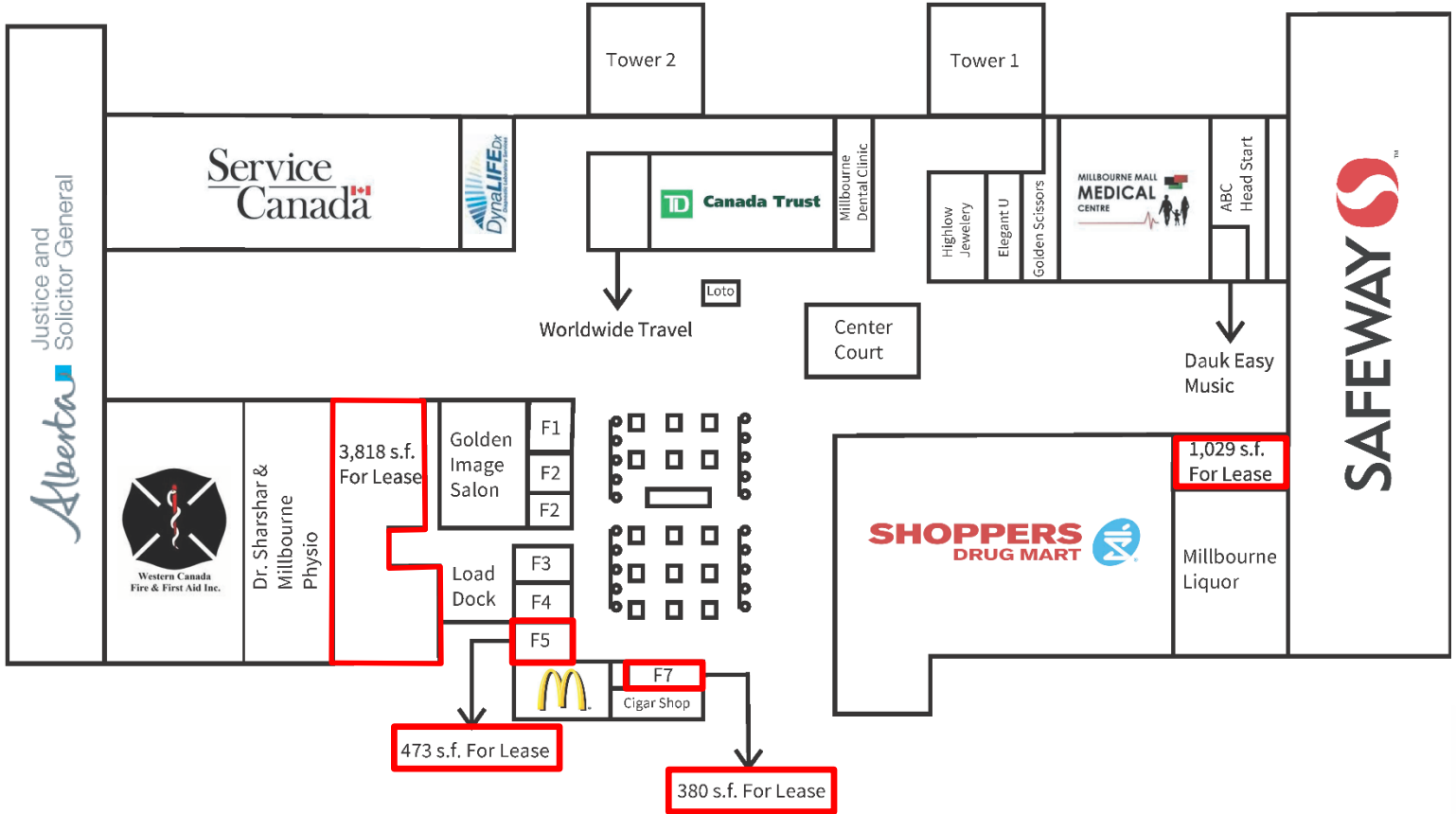


## DAYTIME POPULATION 12,598

# Location Map



# Main Floor Plan



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