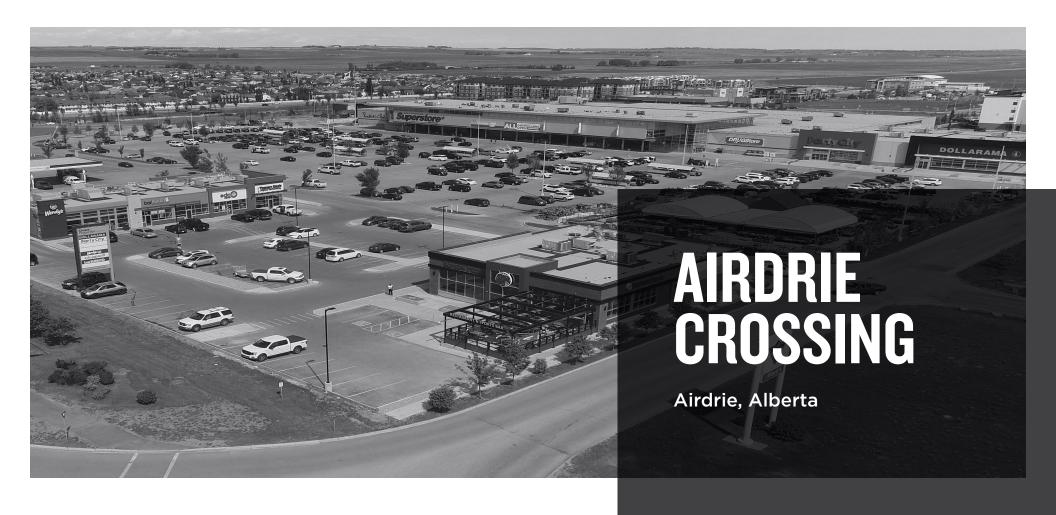


ChoiceProperties



Property Leasing Brochure

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY



Airdrie Crossing is strategically located on the NW corner of Hwy 2 and Veterans Blvd interchange in Airdrie, AB. The location gives it a unique position in the marketplace with excellent access to the overall trade area as well as within close proximity to the employment centre in the north east which is home to Costco Distribution Centre and Trans Canada Turbines. The proposed development will add approximately 90,000 SF of retail space to the already existing Real Canadian Superstore (152,500 SF) and neighbouring Canadian Tire, Marks Work Warehouse and Tim Hortons (88,300 SF) anchored site.

- Explosive Growth: 31.8% increase in population over the past 5 years; 23.7% faster than the provincial average.
- Family Based Community: Families make up 78.1% of the total population; 8% higher than the provincial age.
- Younger Population: Median Age 34.4; 83.3% of Population is under 50.
- Strong Incomes: Median Household Income of \$108,973, 14.8% higher than the provincial median income.



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Siting: Realty Ltd. makes no guarantees, representations or warranties of on which prepared in makes no guarantees are presented in mitted to warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes underquivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages airsing there from All areas measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation





DETAILS

1,000 - 5,000 SF

HWY 2: 40,150 VPD & VETERANS BLVD: 24,699 VPD

PHASE 1: 100% LEASED

CONTACT LISTINGS AGENT FOR RATES

PHASE 2: FALL 2020 POSSESSION

EXISTING TENANTS



























DEMOGRAPHICS

	ЗКМ	5KM	CMA	TRADE AREA
2020 POPULATION	39,640	70,365	77,445	109,845
2025 POPULATION PROJECTIONS	44,108	80,008	88,422	123,548
2020 AVERAGE HH INCOME	\$109,535	\$116,585	\$121,116	\$119,435

CONTACT

DAN CLARK

Personal Real Estate Corporation Sitings Realty Ltd

604.628.2577 dan@sitings.ca

STEFAN SAFRATA

Personal Real Estate Corporation Sitings Realty Ltd

604.628.2583 stefan@sitings.ca

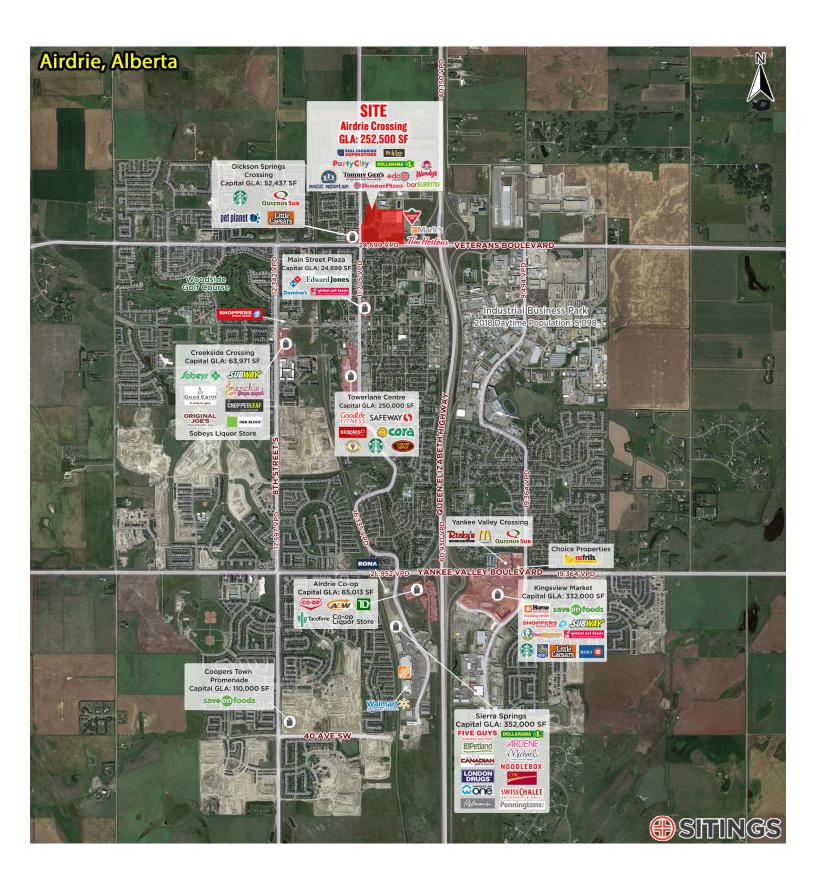














Tenant Pictures













Tenant Pictures









