FOR LEASE

1,622 SF AVAILABLE



DELTON CENTRE

12904 82 STREET, EDMONTON, AB

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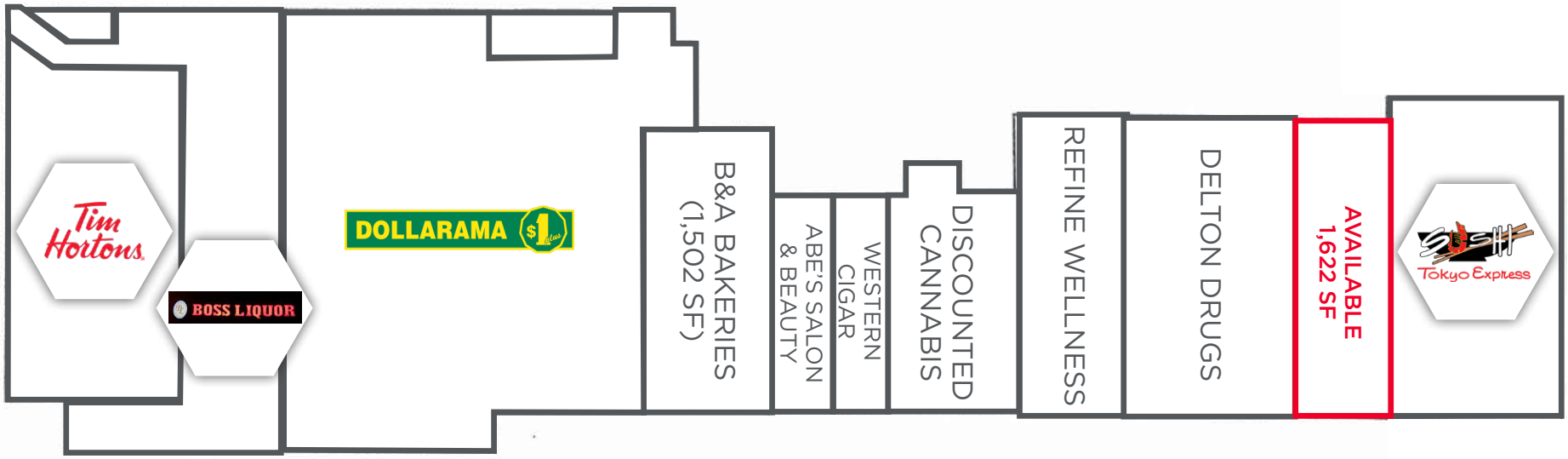
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PROPERTY HIGHLIGHTS

- **Join Dollarama!**
- High traffic 82nd Street retail location with 32,591 VPD passing the site
- Easy access from Yellowhead Trail and 137th Avenue
- At-the-door parking plus large parking pool at each end of the Centre
- Traffic generators in the area include Tim Hortons, Boss Liquor, Delton Super Drugs, Tokyo Express, Servus Credit Union and McDonalds
- Pylon signage available
- Last vacancy in the centre
- Basic Rent: market
- Operating Costs: $13.00 per SF (estimated for 2026)



SITE PLAN





7,976 **POPULATION** *Within 1 KM*	$97,298 **AVG. INCOME** *Within 1 KM*	3,082 **HOUSEHOLDS** *Within 1 KM*
75,505 **POPULATION** *Within 3 KM*	$96,986 **AVG. INCOME** *Within 3 KM*	31,306 **HOUSEHOLDS** *Within 3 KM*
205,234 **POPULATION** *Within 5 KM*	$105,424 **AVG. INCOME** *Within 5 KM*	84,224 **HOUSEHOLDS** *Within 5 KM*

AERIAL

CONTACT INFORMATION

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