

FULLY LEASED!

**COMING SOON:
CHURCH'S CHICKEN**



FOR LEASE

KENNEDALE PLAZA

13030 50 NW, Edmonton, AB

Cushman & Wakefield Edmonton

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John Shamey

Partner

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Associate

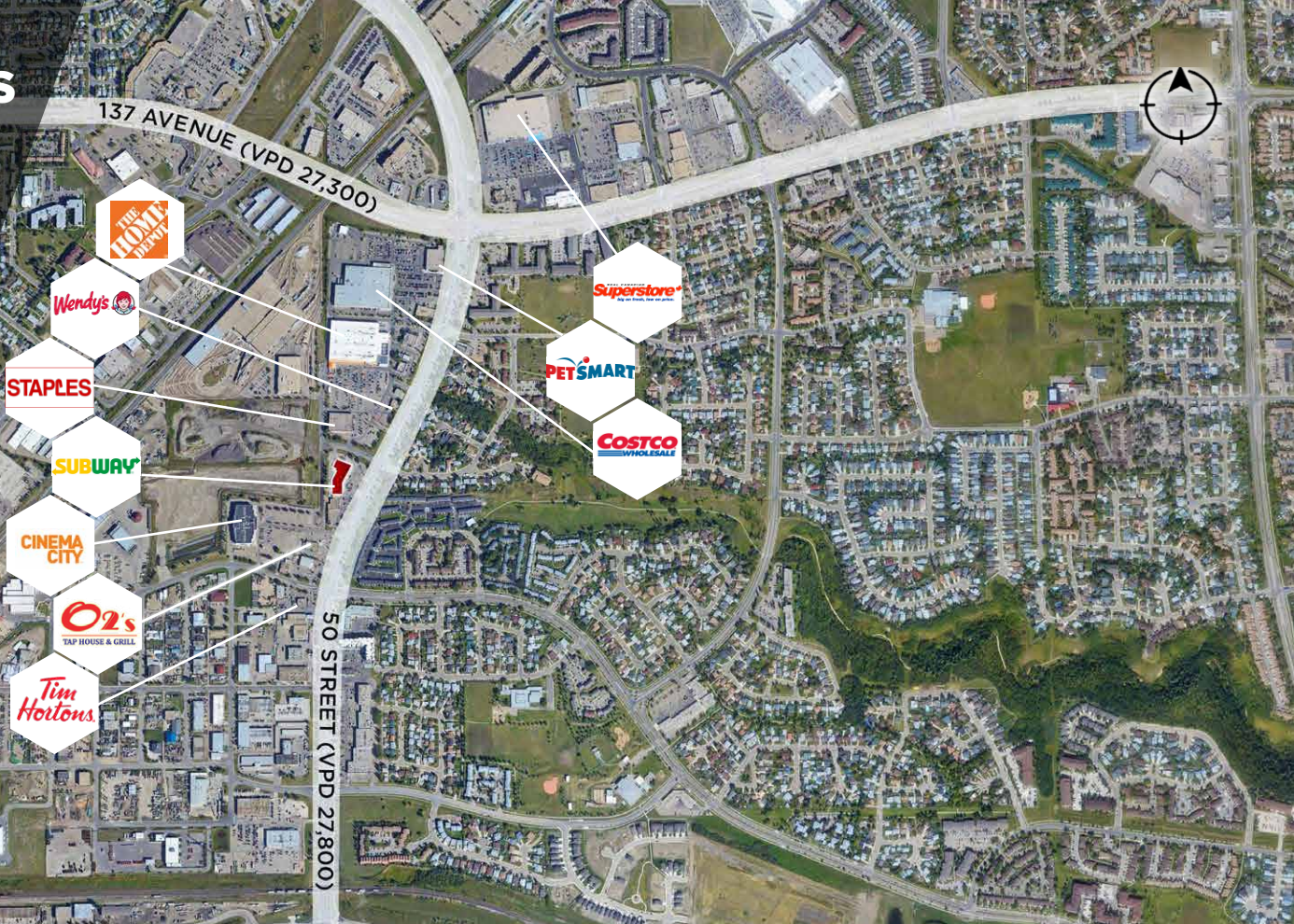
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PROPERTY HIGHLIGHTS


- Join Azucar, Medical Clinic, Pharmacy, Eye Masters, In & Out Registry, Fabutan/Hush, Cash Money, Saigon Flavors and Liquor Gallery
- Strategically located with high exposure to 50th Street
- Average number of vehicles per day along 50th Street is over 27,700
- High exposure signage opportunities available
- DC2 - Site Specific Development Control Provision Zoning allows for a variety of uses
- Nearby Retailers include; Costco, Home Depot, Staples, Wendy's, Subway, O2's, Cinema City Movies 12 and many more!





DEMOGRAPHICS


	POPULATION		
	1km	3km	5km
	6,088	83,378	179,977

	HOUSEHOLDS		
	1km	3km	5km
	2,124	33,322	70,475

	AGE (Years)		
	0-24	25-54	55+
	30.8%	39.9%	21.4%

	AVERAGE INCOME		
	1km	3km	5km
	\$77,834	\$89,370	\$94,058

	MEDIAN INCOME		
	1km	3km	5km
	\$62,809	\$72,160	\$75,247

	VEHICLES PER DAY		
	1km	3km	5km
	27,800 on 50 Street		

PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 8820283, Block 25, Lot 3

ZONING

DC2 - Site Specific Development
Control Provision

NEIGHBOURHOOD

Kennedale Industrial

LEASE RATE

Market

ADDITIONAL RENT

\$16.08 /SF (2025)

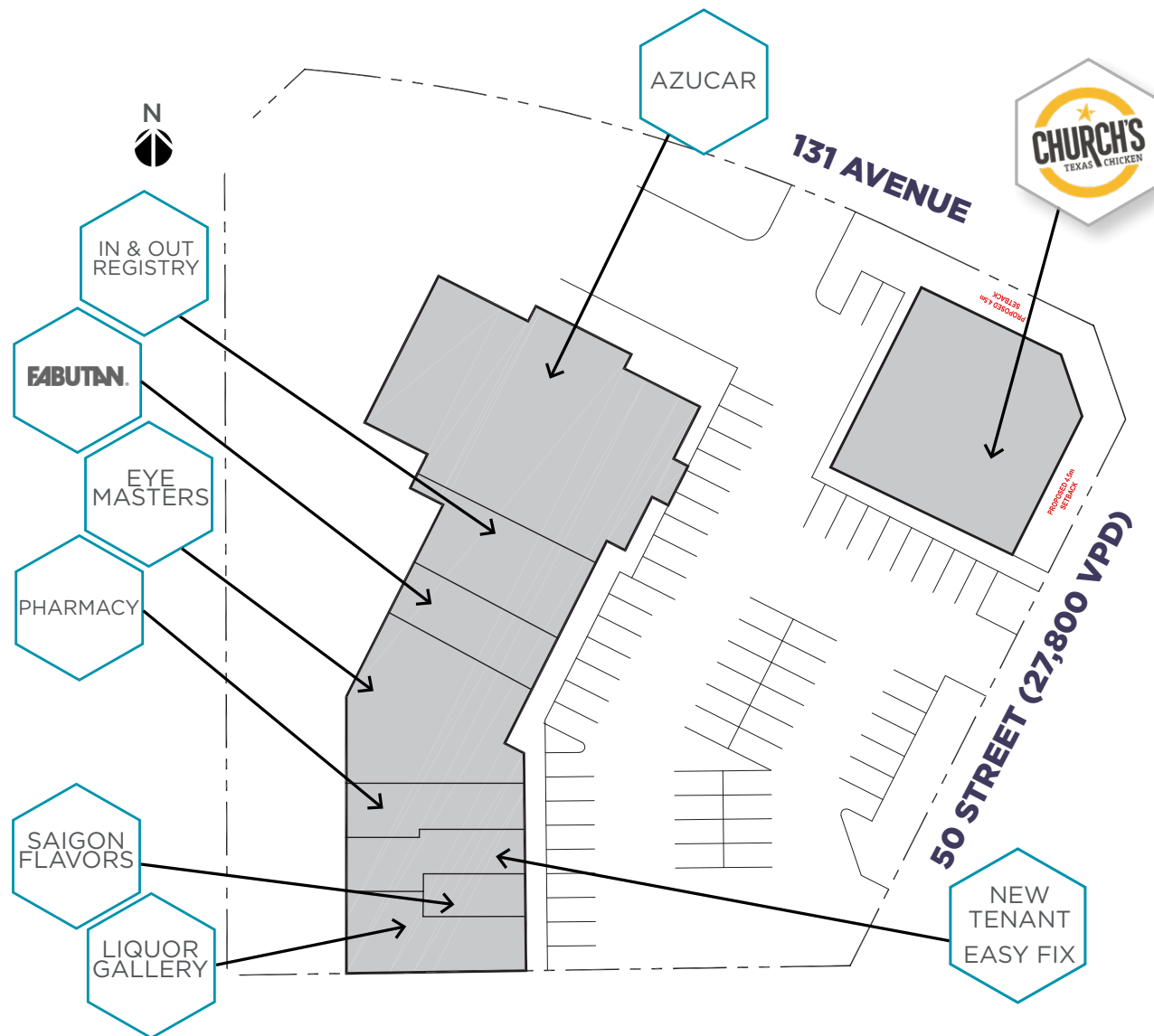
1,800 SF LEASED!



1,135 SF LEASED!



SITE PLAN



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