

# FOR LEASE



**NEW  
TENANT**



**EDMONTON'S MOST UNIQUE RETAIL DEVELOPMENT!**

**2,767 - 6,508 SF AVAILABLE IMMEDIATELY**

# MANCHESTER SQUARE

12016 - 107 Avenue NW, **Edmonton, Alberta**

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# PROPERTY HIGHLIGHTS

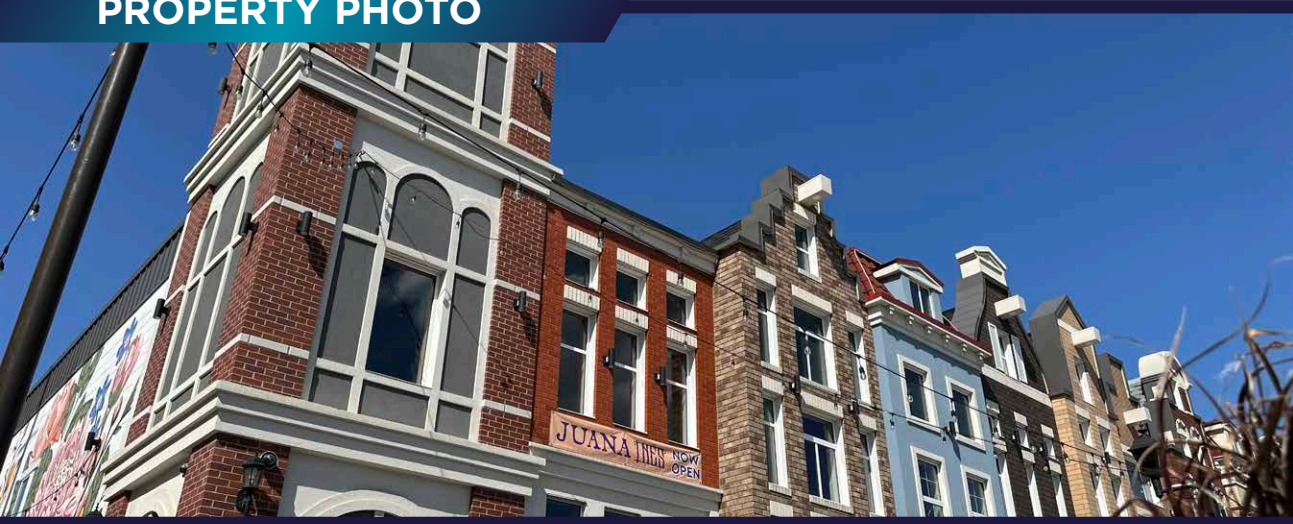
- One of a kind retail development strategically located in the heart of the Queen Mary Park Neighborhood.
- Come join a wide variety of unique operators including: Rhubarb Café & Cocktails, Arcadia Brewing Co, Western Sandwich Company, The Tin Box, Carbon Environmental, Always Occasions and Douglas Mattress Store.
- Strategically located along 107th Avenue which sees over 22,681 vehicles per day.
- Multiple access points from 107th Avenue and 120 Street.
- Ample on site parking.
- High exposure pylon signage opportunity available.
- (DC2) Site Specific Development Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$13.77 /SF (2025)

## PROPERTY PHOTO



# PROPERTY DETAILS

## PROPERTY PHOTO



Municipal Address:	12016 - 107 Avenue NW
Legal Description:	Lot 1, Block 20, Plan 9223242
Zoning:	(DC2) Site Specific Development Zoning
Neighbourhood:	Queen Mary Park
Built:	2020



**UNIT 9: 2,955 SF**

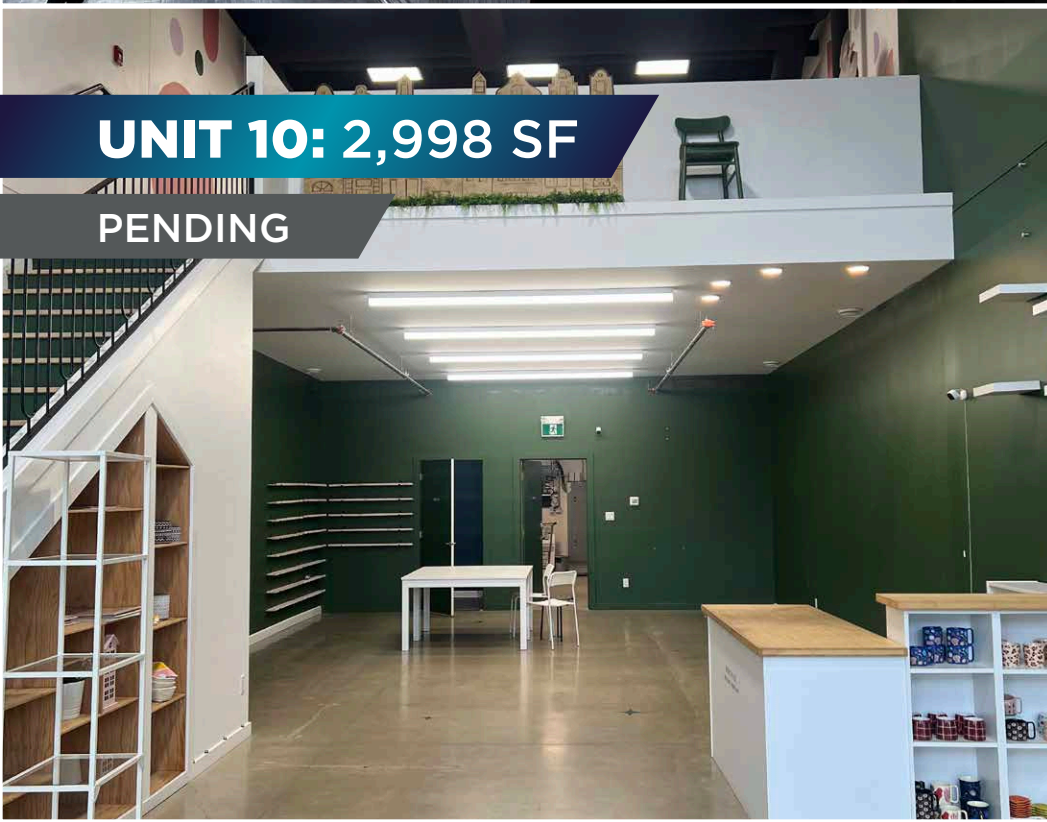


**FULLY FIXTURED RESTAURANT!**



**UNIT 10: 2,998 SF**

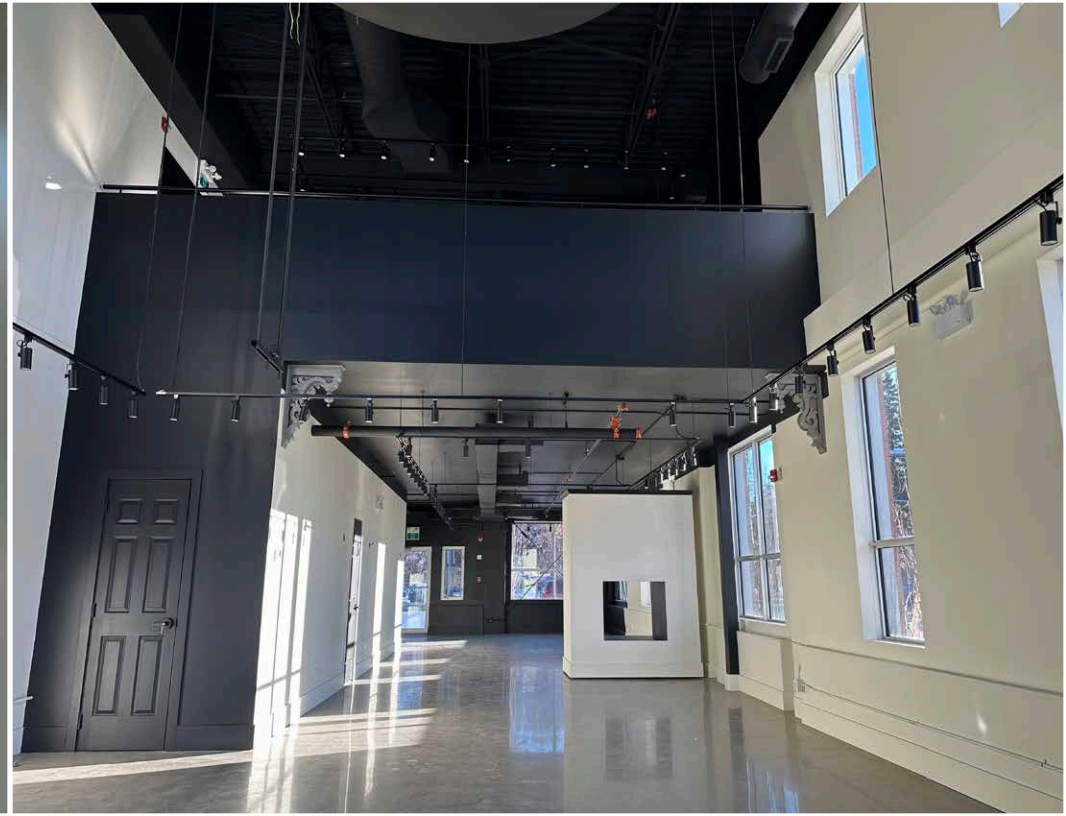
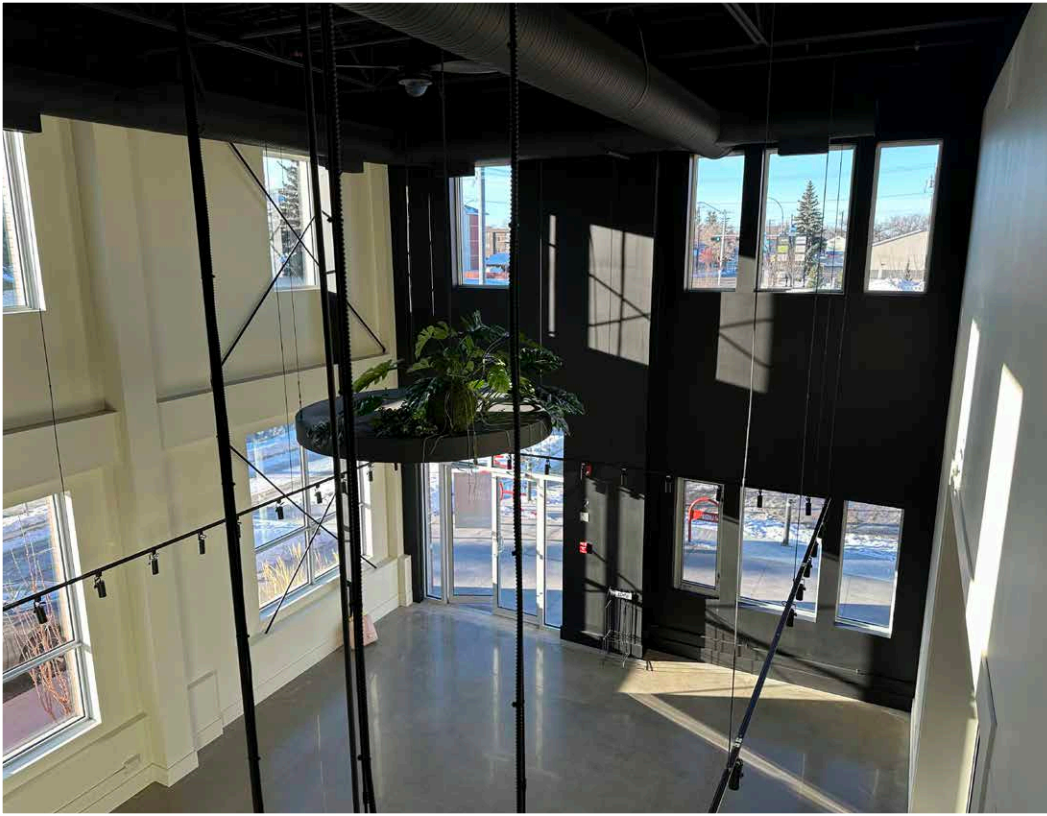
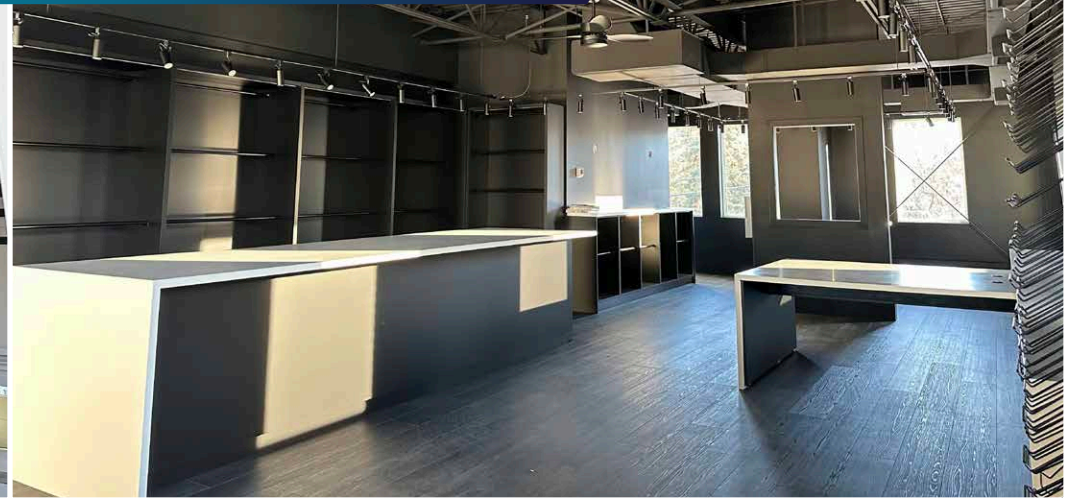
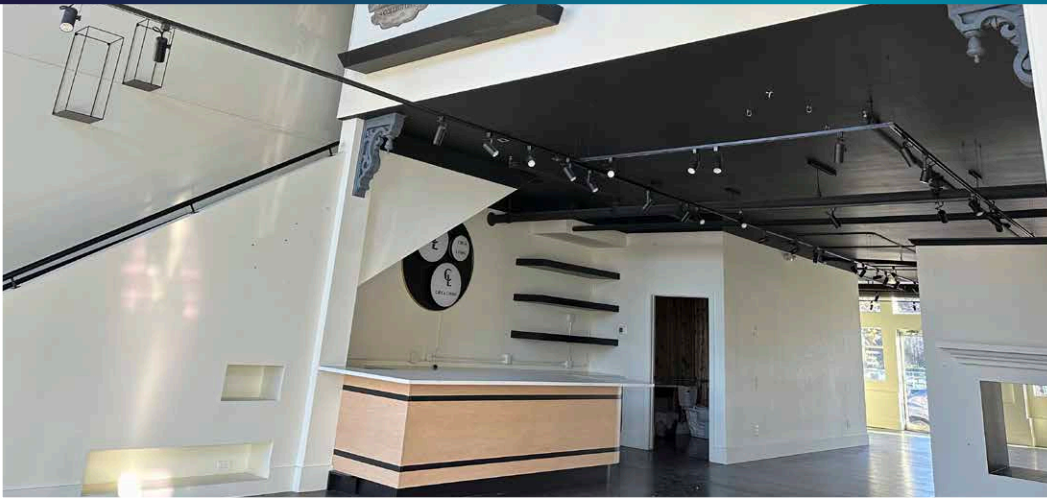
**PENDING**





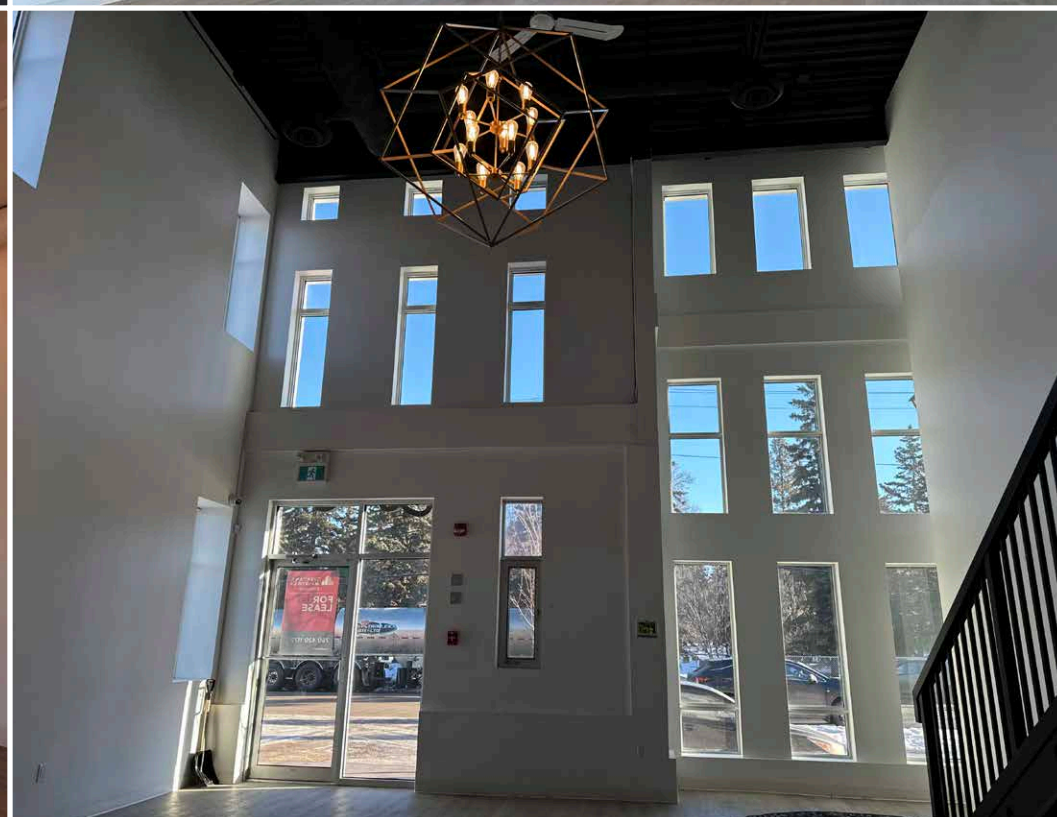
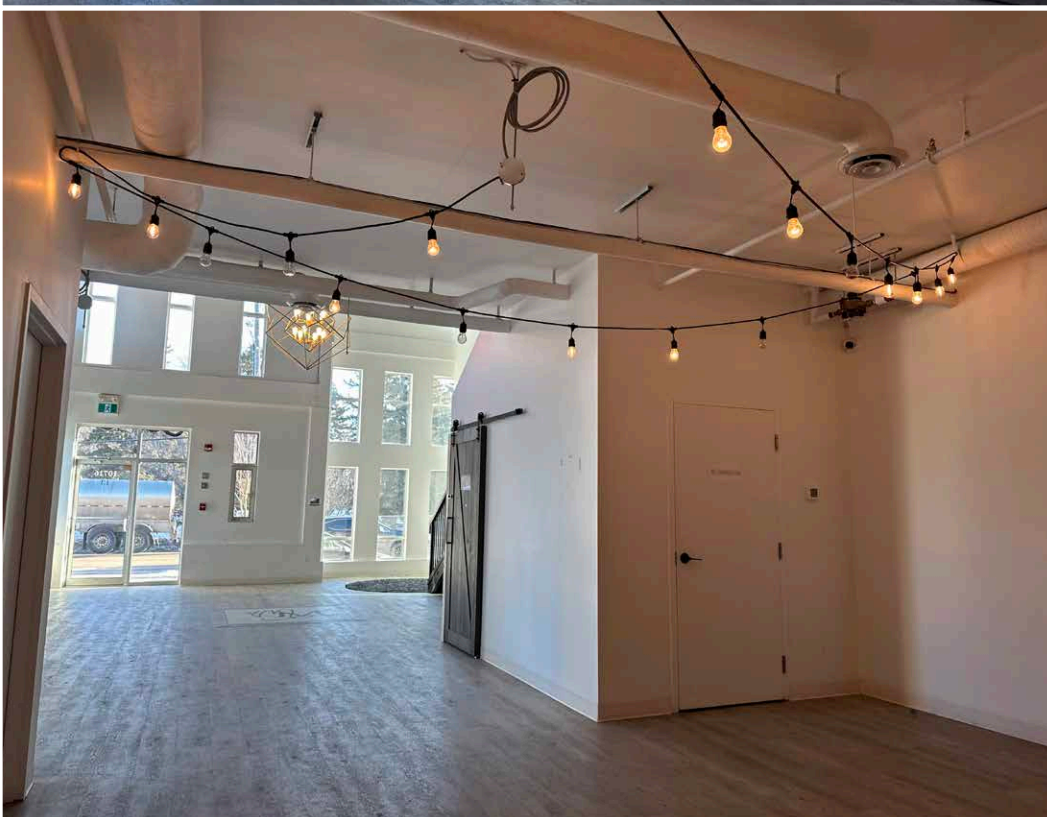
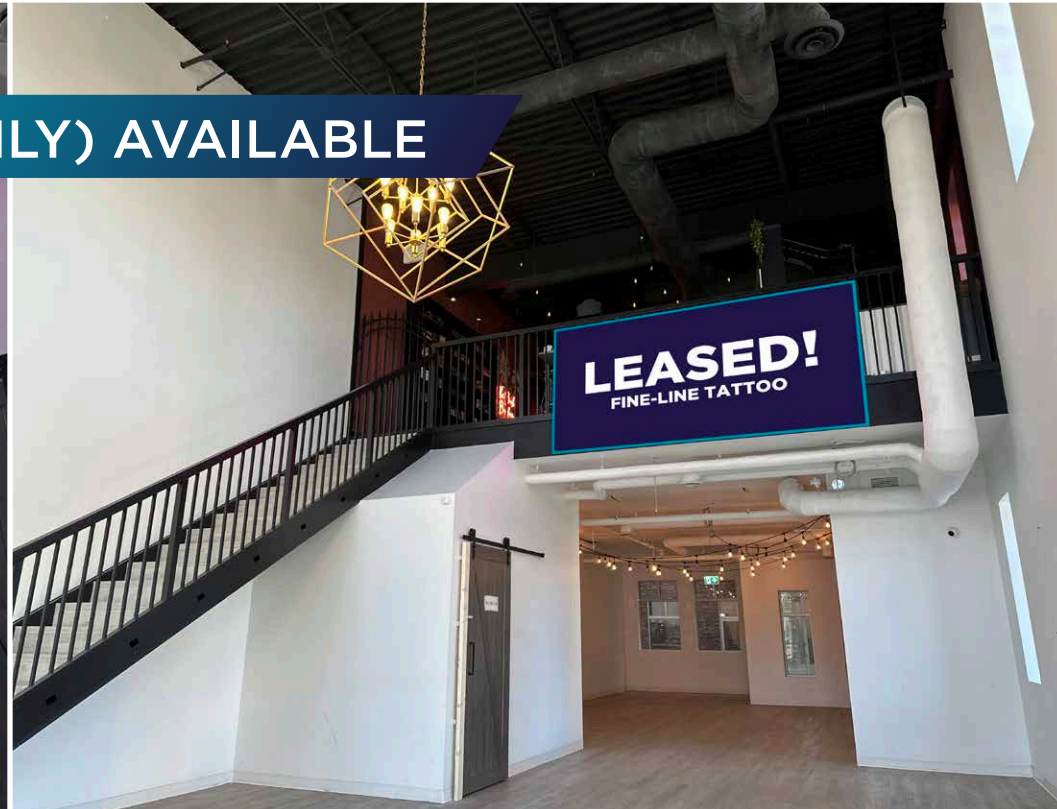
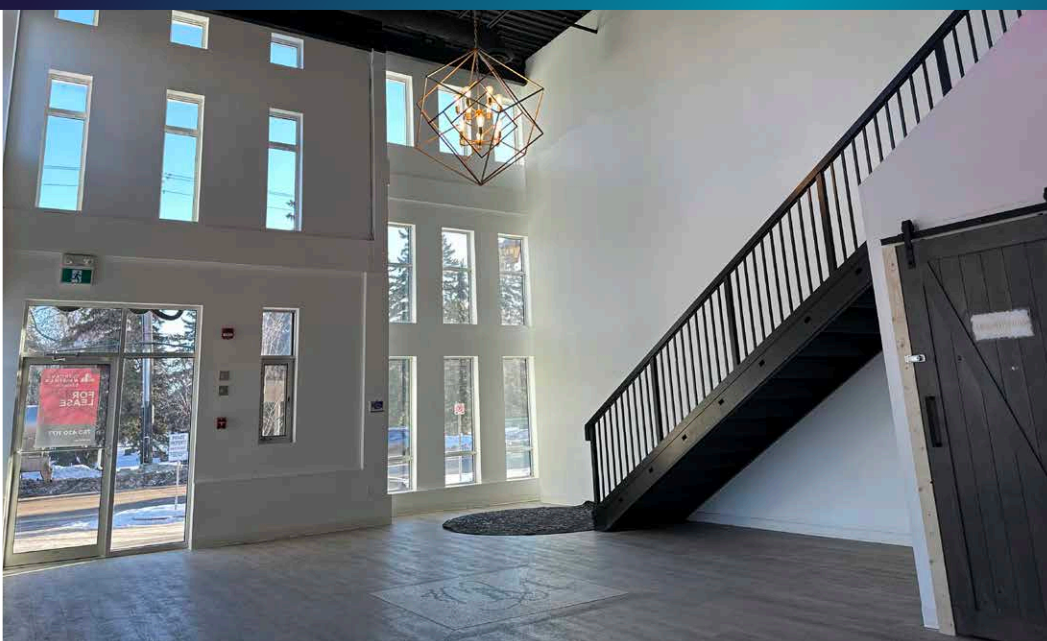
**UNITS 18 & 19: MAIN FLOOR - LEASED**

**UNITS 18 & 19: SECOND FLOOR - 2,453 SF AVAILABLE**





**UNIT 13: 1,787 SF (MAIN FLOOR ONLY) AVAILABLE**





**UNIT 7: 3,056 SF**

**PENDING**



**UNIT 8: 2,924 SF**

**PENDING**



**UNIT 11: 2,988 SF**



**UNIT 5: 3,018 SF**





# DEMOGRAPHICS



## POPULATION

1km	3km	5km
14,064	88,141	208,310



## AVERAGE INCOME

1km	3km	5km
\$94,276	\$102,779	\$106,746



## HOUSEHOLDS

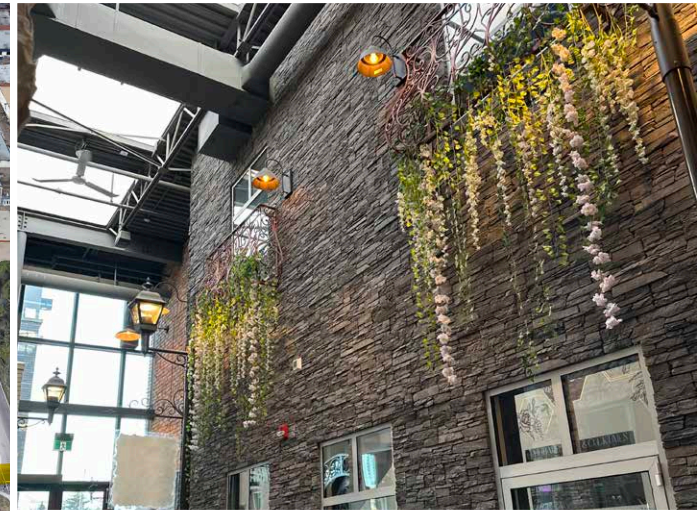
1km	3km	5km
7,829	46,123	99,979



## VEHICLES PER DAY

107 Ave VPD (2023): 22,681  
124 Street VPD (2023): 17,093  
117 Street VPD (2023): 11,718

## AERIAL VIEW





# SITE PLAN



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← **107 AVE** **22,681 VPD** →