

ROCKY MOUNTAIN PLAZA

AIRPORT ROAD & 32 STREET E, LEDUC, AB



DRIVE THRU OPPORTUNITY

6,300 SF HIGH EXPOSURE RETAIL SPACE

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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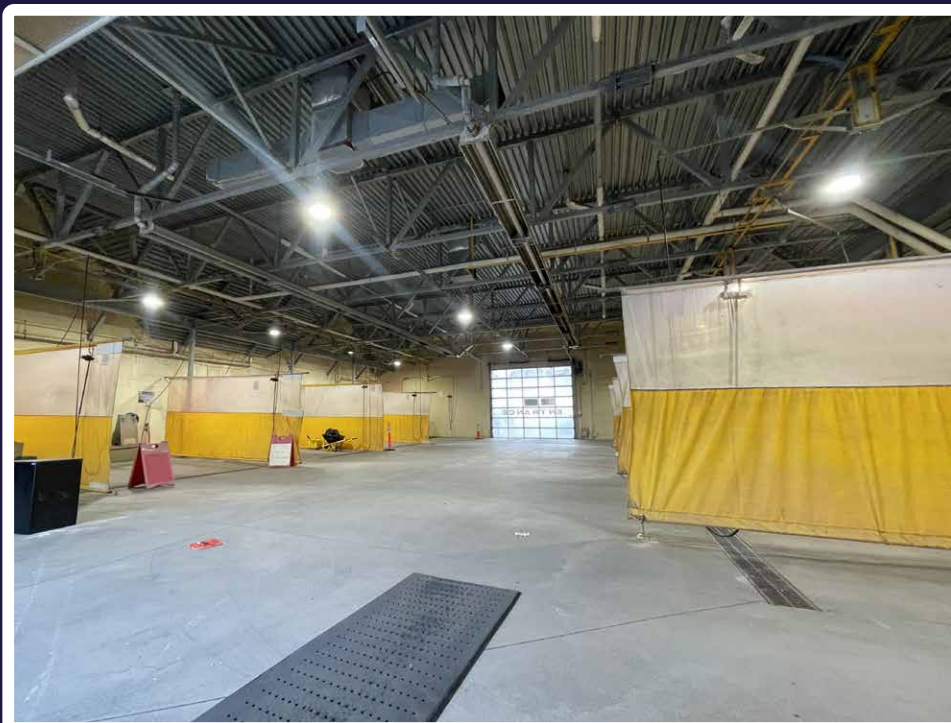
PROPERTY DETAILS

Land Size	3.88 Acres
Property Type	Retail
Municipal Address	Airport Road & 32 Street E, Leduc, AB
Zoning	CB2-General Business Zone
Building Size	6,300 SF
Lease Rate	Market
Additional Rent	TBD

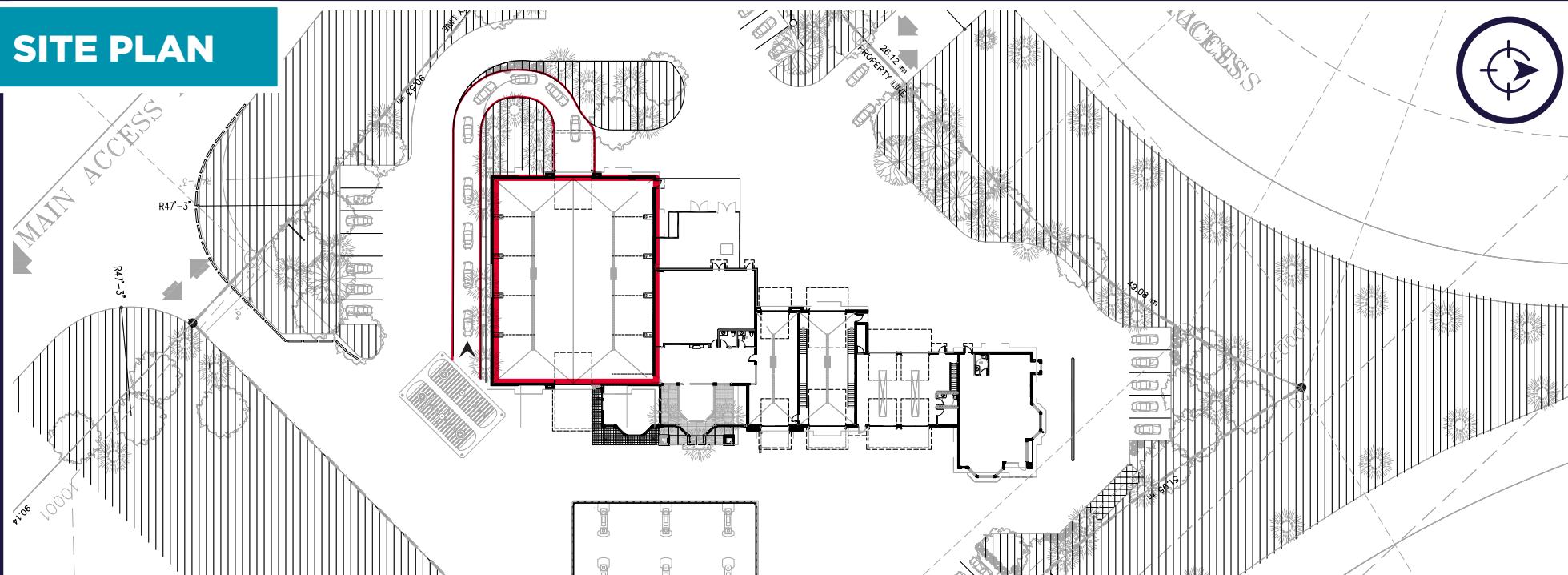


PROPERTY HIGHLIGHTS

- Join Esso, Tim Horton's, Subway & Xpress Lube
- Exciting retail development strategically located along Airport Road
- Direct access to and from the Edmonton International Airport and the Queen Elizabeth Highway II
- Airport Road Corridor sees 20,000 - 30,000 per day
- Large variety of uses possible within the Plaza
- Quick and easy access on the north and south side of the property
- Located in close proximity to EIA Premium Outlet Collection



SITE PLAN





AERIAL VIEW



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