

# FOR LEASE



**±9,000 SF AVAILABLE IMMEDIATELY**

## SHOPPES AT HAMPTONS (BUILDING 2)

4280 - 199 STREET NW,  
EDMONTON, AB

**CUSHMAN & WAKEFIELD  
Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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**Mark McCann**  
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# PROPERTY DETAILS

**Municipal Address** 4280 199 Street NW, Edmonton, AB

**Legal Description** Plan 1220140, Block 3, Lot 1

**Zoning** CB1

**Building Size** 11,945 SF

**Leasable Area** 9,000 SF

**Building Age** 2025

**Parking** Ample

**Availability** Immediate

**Power** 200 Amps

**Property Taxes** TBC

**Operating Costs** \$16.00/SF (estimated)

**Lease Rate** Market



**BAYS FROM 1,200 SF**

# PROPERTY HIGHLIGHTS

- Strategically located on 199th Street in the affluent Edgemont / Hampton neighborhood in SW Edmonton
- Primary Trade Area: ±95,000 people within 5KM
- Average Household Income: \$155,000
- Retail draws in the immediate area include: Freshco, Sobeys Liquor, Dollarama, Tim Hortons, Wendy's along with numerous dental, optical and professional tenants





# AERIAL VIEW

204 STREET (5,737 VPD)

199 STREET (19,646 VPD)

LESSARD ROAD (23,9...)

**FRESH CO**  
Lowering food prices

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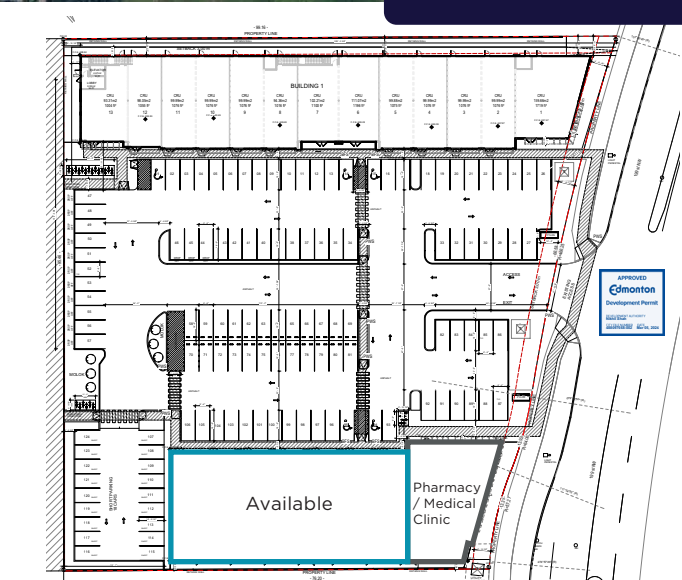
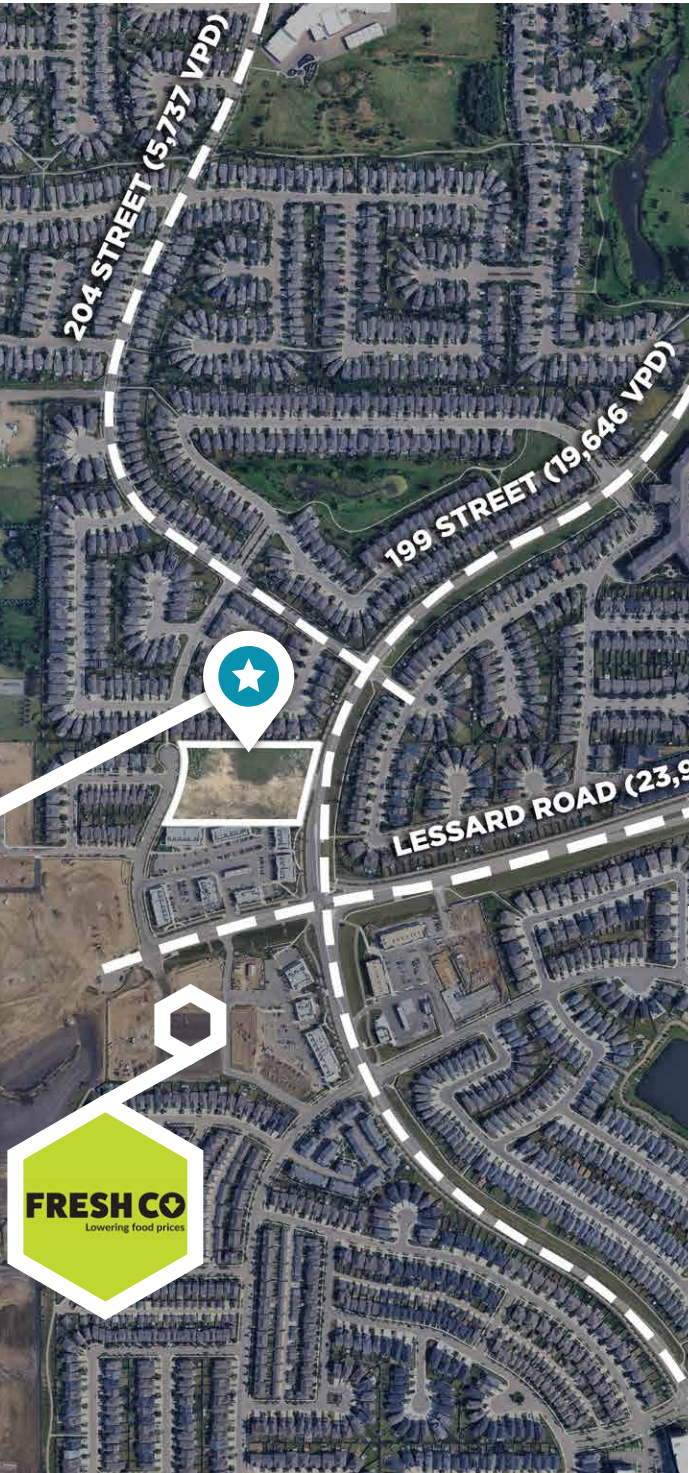
**FRESH CO**  
Lowering food prices

ANTHONY HENDAY (92,400 VPD)

970 VPD

**SITE PLAN**

## SITE PLAN





# KEEP IN TOUCH

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## AREA DEMOS



11,482  
**POPULATION**  
*Within 1 KM*



\$154,600  
**AVG. INCOME**  
*Within 1 KM*



3,519  
**HOUSEHOLDS**  
*Within 1 KM*

44,751

**POPULATION**  
*Within 3 KM*

\$165,582

**AVG. INCOME**  
*Within 3 KM*

14,895

**HOUSEHOLDS**  
*Within 3 KM*

93,792

**POPULATION**  
*Within 5 KM*

\$153,381

**AVG. INCOME**  
*Within 5 KM*

32,834

**HOUSEHOLDS**  
*Within 5 KM*

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Partner

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