

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

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Mark McCann
Partner
780 952 8328
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PROPERTY DETAILS

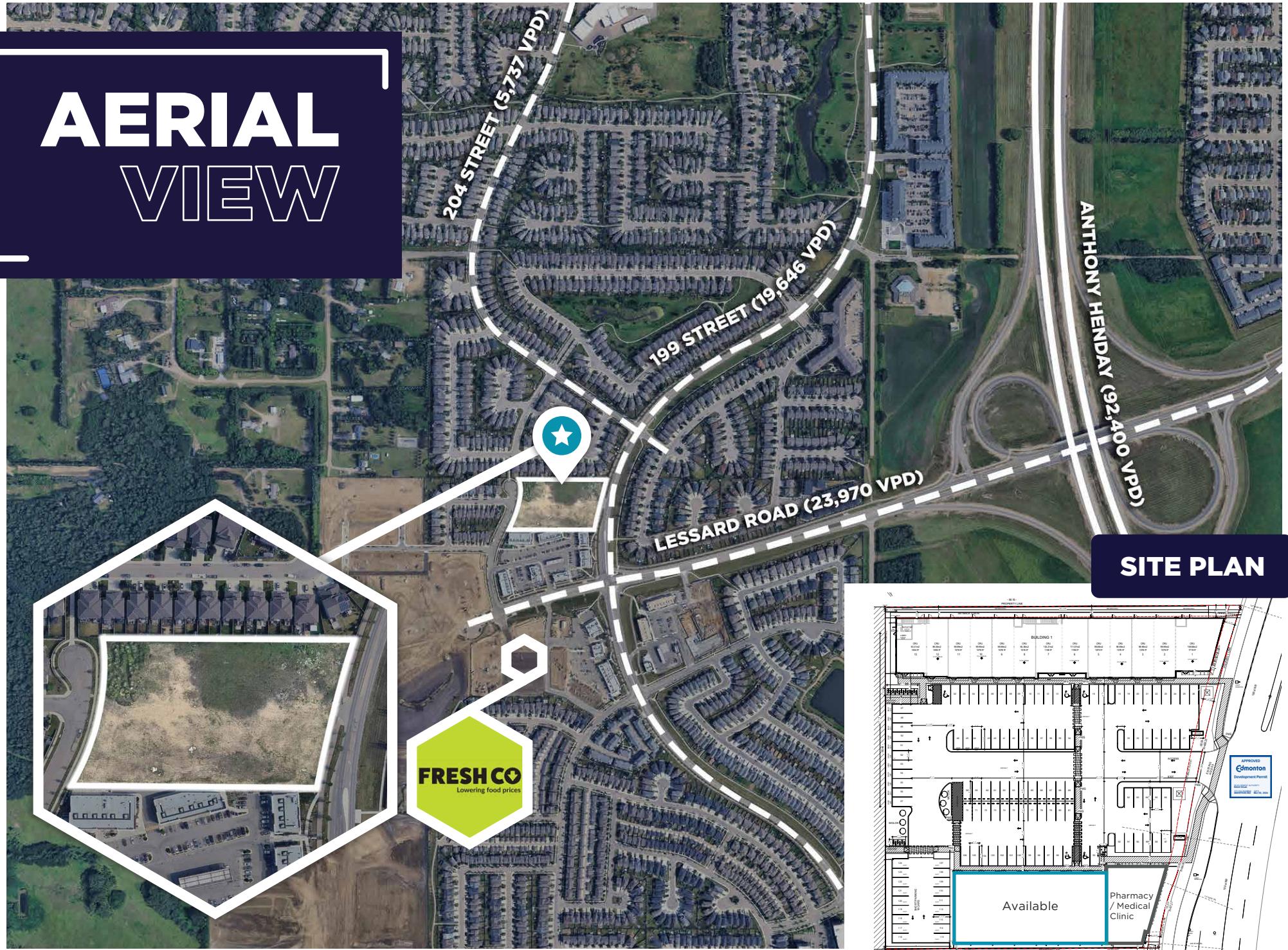
Municipal Address	4280 199 Street NW, Edmonton, AB
Legal Description	Plan 1220140, Block 3, Lot 1
Zoning	CB1
Building Size	11,945 SF
Leasable Area	9,000 SF
Building Age	2025
Parking	Ample
Availability	Immediate
Power	200 Amps
Property Taxes	TBC
Operating Costs	\$16.00/SF (estimated)
Lease Rate	Market



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





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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