

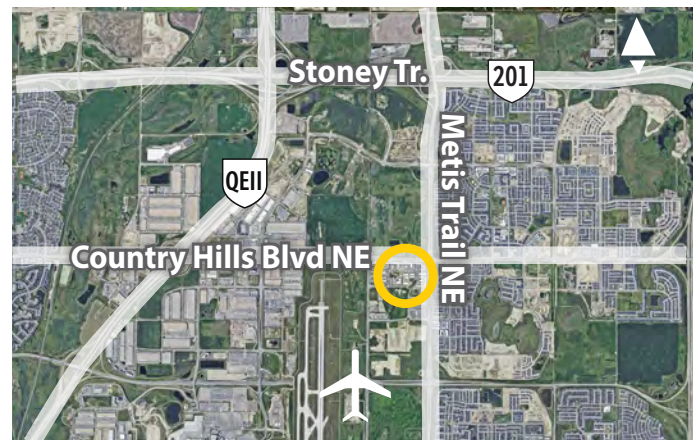
1,220 sf – 5,685 sf



## RETAIL SPACE IN JACKSONPORT FOR LEASE

11281 38 Street NE,  
Calgary

- » Build-to-suit or Improvement Allowance
- » 2,023 sq. ft. drive-thru opportunity



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



## AREA DEMOGRAPHICS (2 km radius)

Population **22,539**      Median Age **32.1**  
 Average Household Income **\$106,578**

### Current Consumption / Household

<b>\$14,825</b> FOOD	<b>\$4,850</b> HEALTH CARE
<b>\$4,419</b> RECREATION	<b>\$2,174</b> PERSONAL CARE
<b>\$3,036</b> LIQUOR/TOBACCO	<b>\$3,745</b> CLOTHING

Source: Statistics Canada

- » Brand new commercial development.
- » Quick access to Country Hills Blvd. NE.
- » Excellent accessibility to Deerfoot Trail and Stoney Trail.
- » Abundance of parking.

## LEASE INFORMATION

ADDRESS: 11281 38 Street NE, Calgary

ZONING: I-C (Industrial—Commercial)

### AVAILABLE FOR LEASE:

1,220.6 sq. ft. — Unit 4

1,220.6 sq. ft. — Unit 5

1,220.6 sq. ft. — Unit 6

2,023.3 sq. ft. — Drive-thru

~~1,220.6 sq. ft. — Unit 3 — LEASED~~

~~1,113.3 sq. ft. — Unit 1 — LEASED~~

~~1,220.6 sq. ft. — Unit 2 — LEASED~~

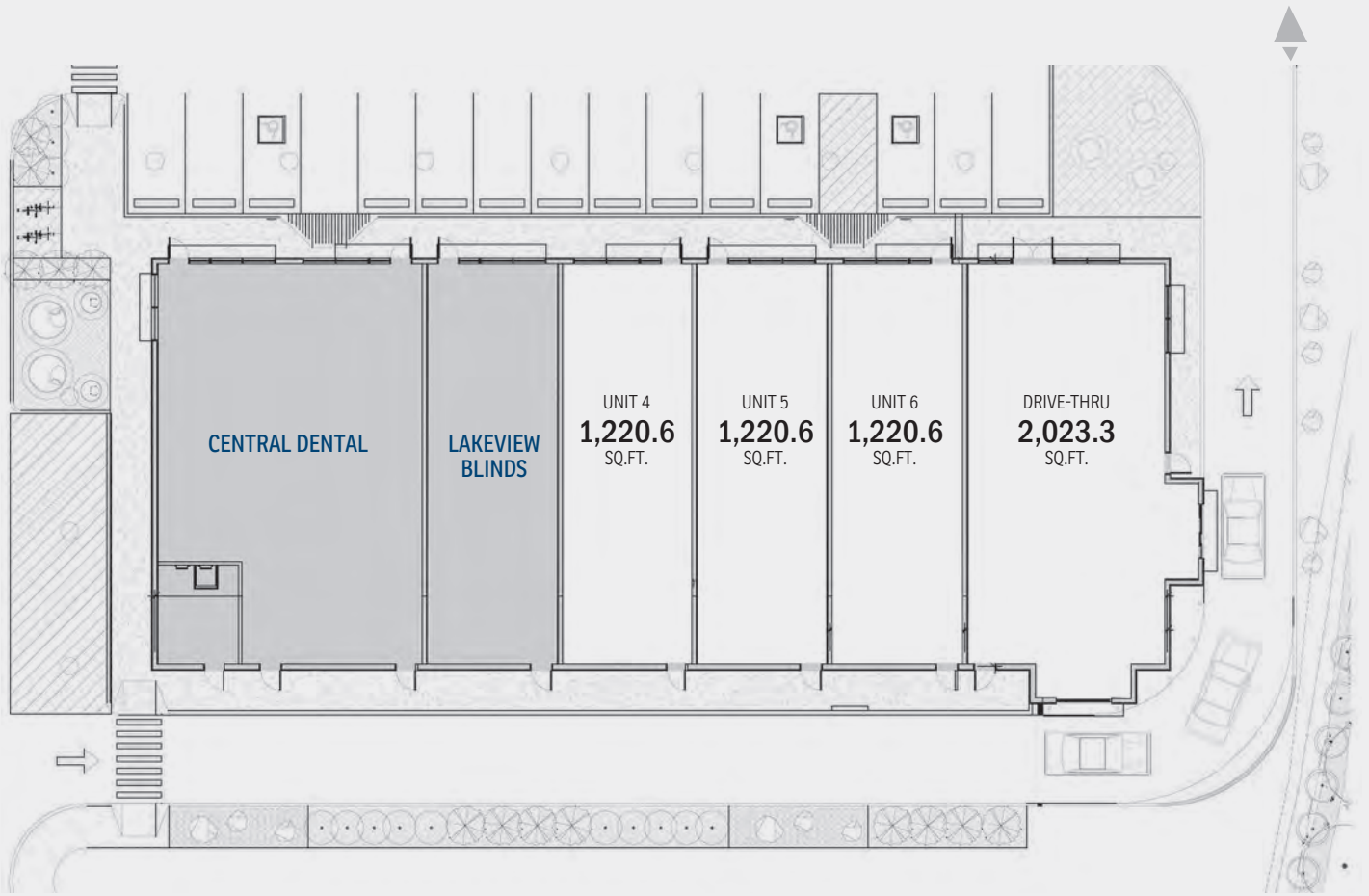
AVAILABILITY: Immediate

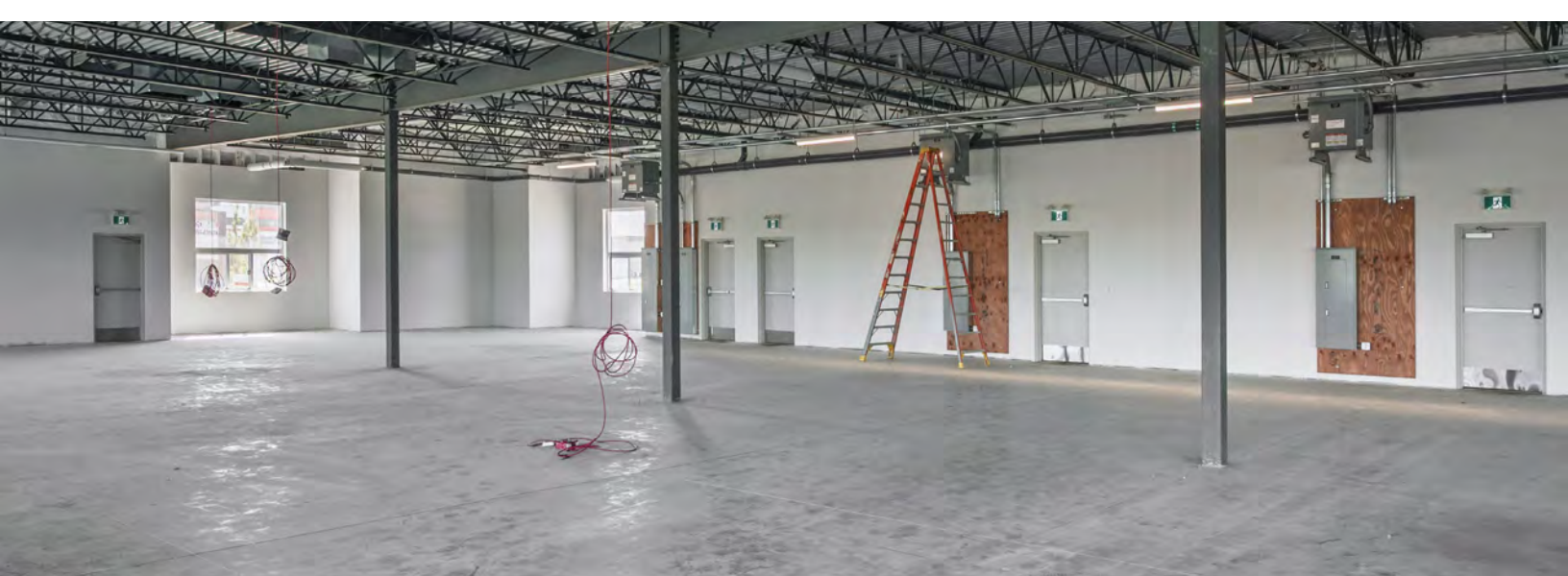
OP. COSTS AND TAXES: \$18.50 per sq. ft. (est.)

NET RENT: Market



Pylon signage on 38 Street NE





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