

FOR LEASE WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB

NEW COMMERCIAL UNITS & INTERNAL OFFICE
OPPORTUNITIES AVAILABLE ALONG 137 AVENUE

UPCOMING RETAIL OPPORTUNITY



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OVERVIEW / WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB

OPPORTUNITY

White Oaks Square provides new and existing businesses an excellent opportunity to join the Baranow/Castle Downs neighbourhood of Northern Edmonton. Benefiting from its positioning in an exceptional retail corridor, the property receives ample exposure and is easily accessible via major east-west corridor 137 Avenue. The strong area demographics along with a healthy mix of co-tenants attracts a total daytime population of 51,197 customers to the area daily, making White Oaks Square a destination location.



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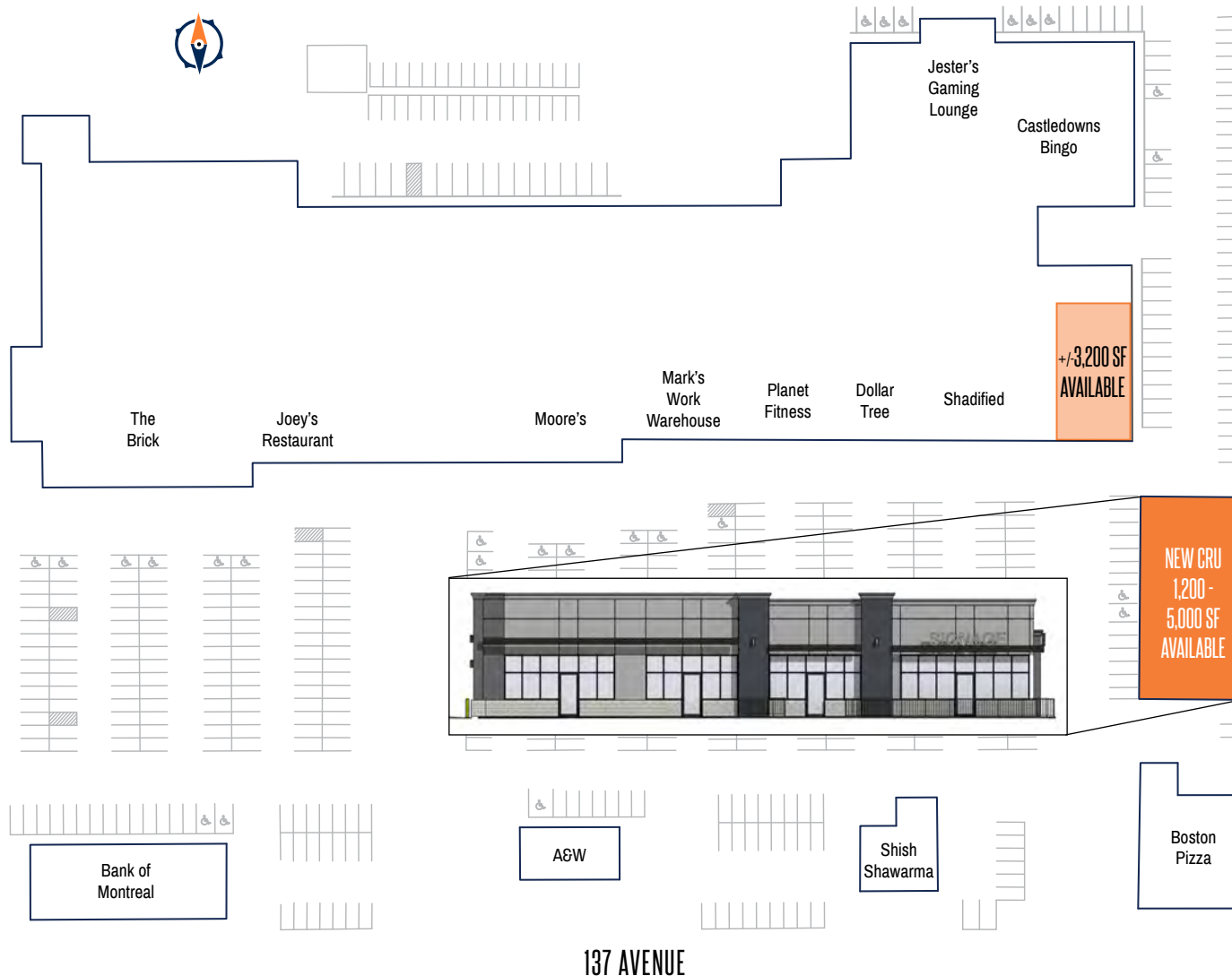


HIGHLIGHTS

- New Building: 1,200 - 5,000 SF retail opportunity available in late 2022
- Vacancy: +/-3,200 SF End Cap Unit & Various Main Floor and Second Floor office space available
- Planet Fitness Coming Soon - Opening Q4 2022
- 71,013 residents located within 3km of the property with an expected population growth rate of 8.4% between 2020-2025
- Strategically situated along 137 Avenue nearby St. Albert Trail and 97 Street, two major thoroughfares into northern Edmonton
- Join many successful retailers in the immediate area including The Brick, Bank of Montreal, Dollar Tree, Mark's Work Warehouse and more

DETAILS + SITE MAP / WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB



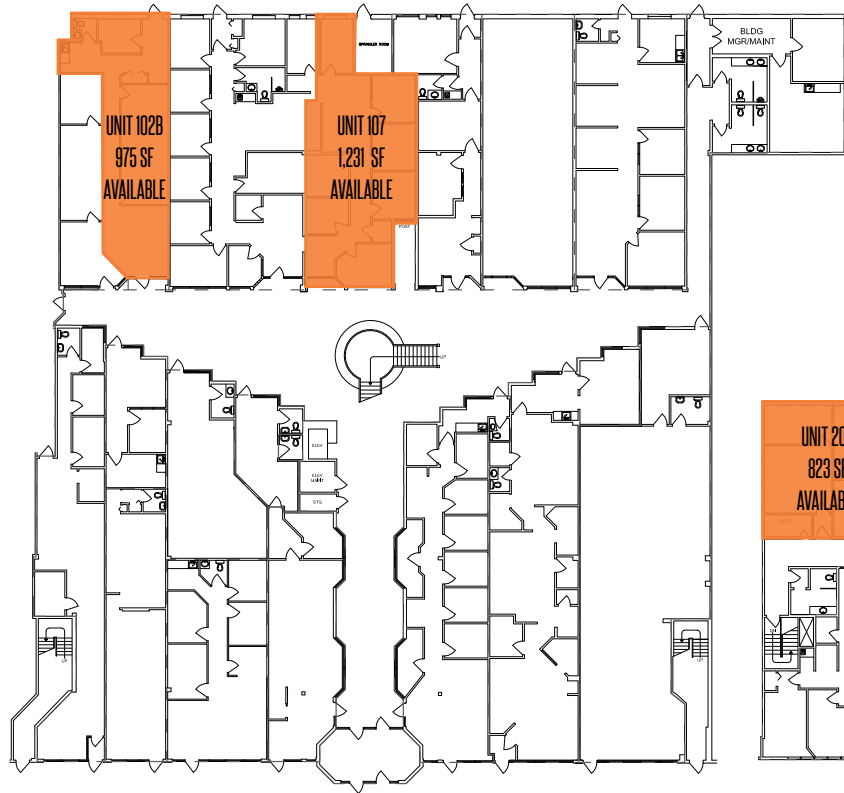
RETAIL SALIENT DETAILS

Municipal Address:	12222 137 Avenue, Edmonton, AB
Legal Description:	Plan 7922542, Block 35, Lot 13
Zoning:	CSC - Commercial Shopping Centre
Parking:	Ample Surface Lot Parking
Available Space:	Existing Retail: +/-3,200 SF New CRU: 1,200 - 5,000 SF Office availabilities located on next page
Availability:	Q4 2022
Lease Rate:	Market
Additional Rent:	\$11.00/SF



DETAILS + SITE MAP / WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB



MAIN FLOOR



SECOND FLOOR



OFFICE SALIENT DETAILS

Municipal Address:	12222 137 Avenue, Edmonton, AB
Legal Description:	Plan 7922542, Block 35, Lot 13
Zoning:	CSC - Commercial Shopping Centre
Parking:	Ample Surface Lot Parking
Available Space:	Main Floor: 975 - 1,231 SF Second Floor: 640 - 1,308 SF
Availability:	Q4 2022
Lease Rate:	Market
Additional Rent:	\$19.00/SF



AREA + STATS / WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB



AREA HIGHLIGHTS

Baranow is located within the Castle Downs area of Northern Edmonton. Benefiting from its strong restaurant, retailers, and centres, the area receives ample exposure and is easily accessible via 137 Avenue. With outstanding exposure, the area attracts a total daytime population of 51,197 people daily, providing an exceptional opportunity for local and national businesses.

St. Albert Trail 5 minutes

97 Street 5 minutes

Yellowhead Highway 7 minutes

Anthony Henday Drive 9 minutes



25,917
vehicles
per day



EXPOSURE
Along
137 Avenue



PARKING
ample surface
parking



TRANSIT
in direct
proximity



\$98,439
household income
average within 3 km



71,013
population
within 3 km



8.4%
anticipated
population growth



MAIN FLOOR
commercial
retail space



MAIN FLOOR
interior
office space



PRESENTED BY

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