



JR

MERCANTILE

REAL ESTATE ADVISORS INC

RETAIL SPACE

FOR LEASE

#25 - 8318 FAIRMOUNT DRIVE

SE CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

GENERAL INFORMATION & TRAFFIC COUNTS

- CONVENIENTLY SITUATED ON FAIRMOUNT DRIVE THIS WELL MAINTAINED STRIP CENTRE FEATURES ABUNDANT ON-SITE PARKING, GREAT STREET PRESENCE AND CONVENIENT EGRESS.
- IDEAL USES INCLUDE RETAIL, ACADEMIC SERVICES, NAIL SALON, AND OTHER SIMILAR USES.
- FORMER NAIL SALON
- IMMEDIATELY ADJACENT TO K-9 SCHOOL

TRAFFIC COUNTS

HERITAGE DRIVE: 23,000 VEHICLES / DAY
FAIRMOUNT DRIVE: 12,000 VEHICLES / DAY

PROPERTY INFORMATION

LOCATION

8318 FAIRMOUNT DRIVE SE

AVAILABLE FOR LEASE

UNIT #25: 1,092 SQ.FT.

ZONING

C-N2

AVAILABLE

IMMEDIATELY

TERM

5 - 10 YEARS

OPERATING COSTS

\$11.55 +/- PER SQ.FT

LEASE RATE

MARKET

PARKING

SPACIOUS LOT
PARKING: 31 STALLS
AND STREET PARKING

DEMOGRAPHICS*

POPULATION	2KM	5KM	10KM
2023 2028	27,689 30,811	129,765 147,072	550,306 624,031
GROWTH			
2023 - 2028	11.5%	13.5%	13.5%
AVERAGE INCOME			
2023	\$99,266	\$151,261	\$137,186
MEDIAN AGE OF POP.			
2023	40.8	42.6	39.9

AREA MAP



SURROUNDING AMENITIES

ACE LIQUOR	ST. MATTHEW K-9
DOLLAR TREE	SUBWAY
HOMESENSE	WINNERS
LONDON DRUGS	
POPEYES	
SHOPPERS DRUG	
MART	

SURROUNDING ROUTES

FAIRMOUNT DRIVE HERITAGE
DRIVE MACLEOD TRAIL

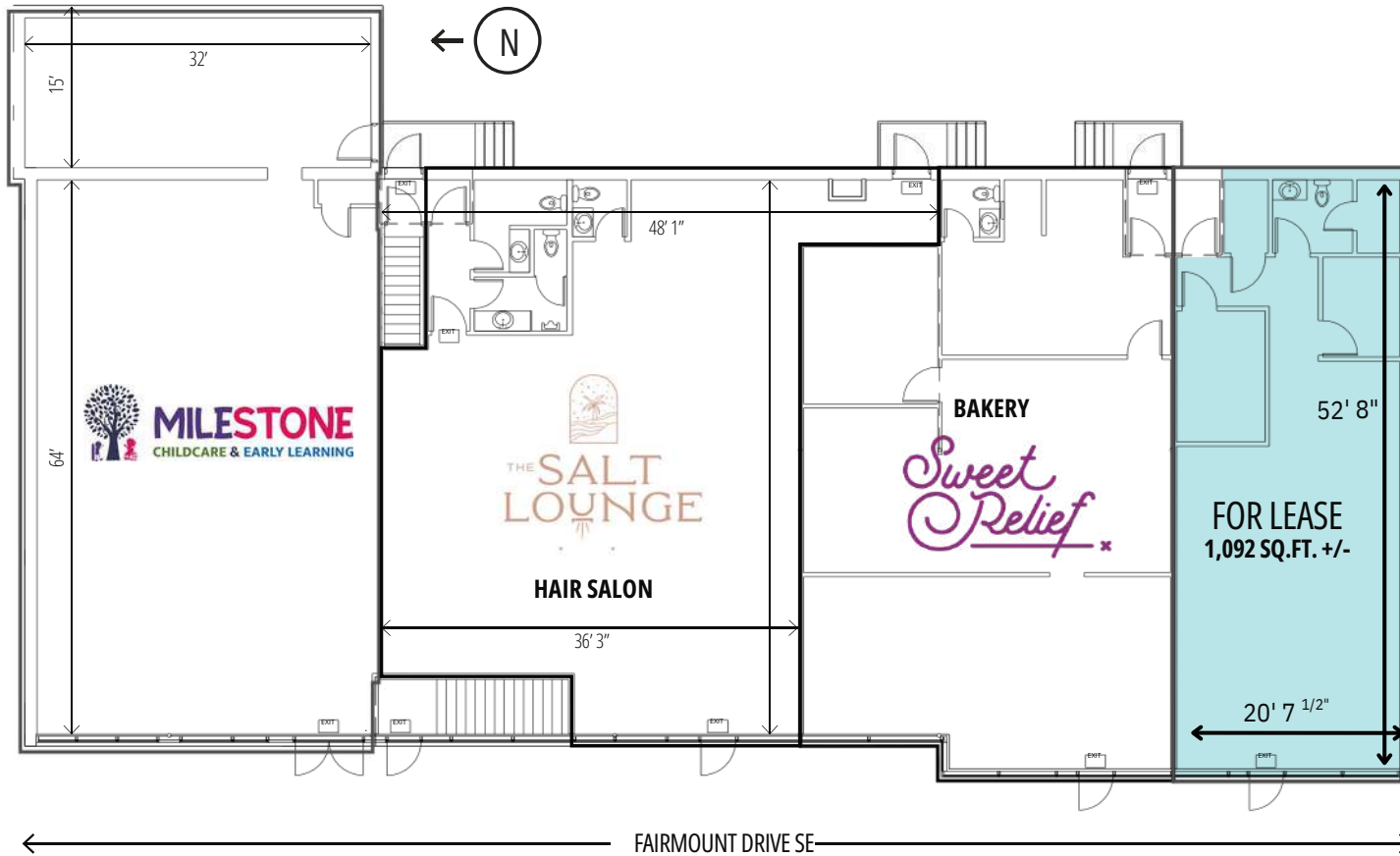
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VISIT US
7710 5 STREET SE #202
CALGARY, ALBERTA T2H 2L9
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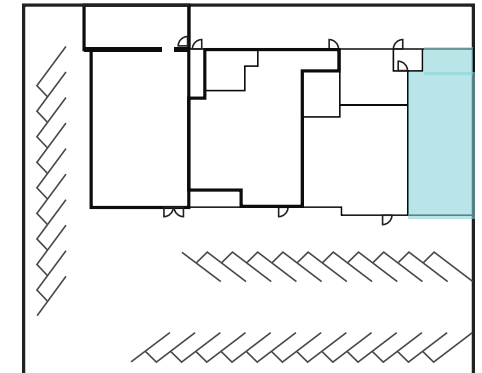
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SITE PLAN



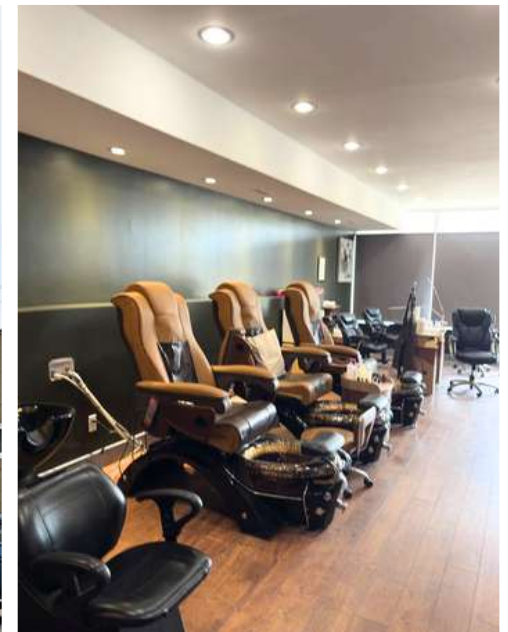
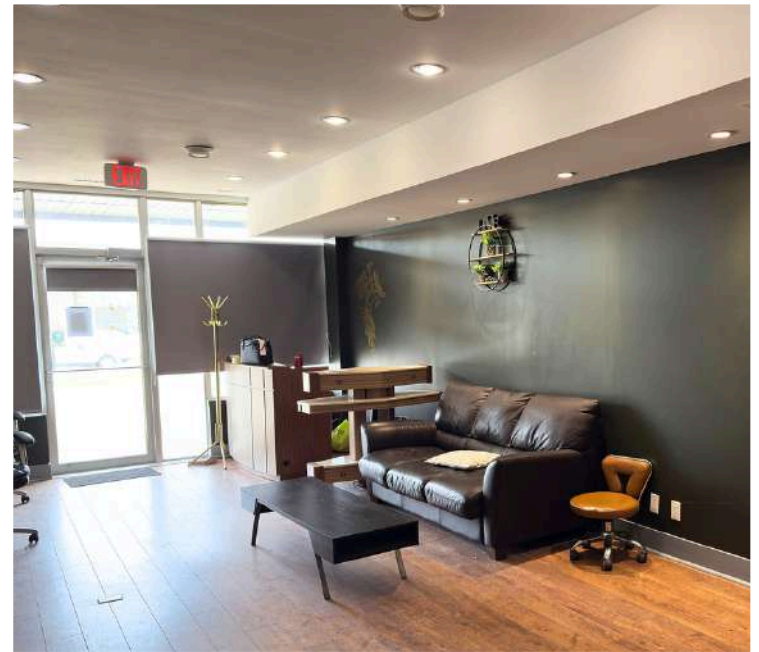
PARKING PLAN



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