

FOR SALE/LEASE

AIRPORT CROSSING

NWC AIRPORT ROAD & SPARROW DRIVE, NISKU, AB



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Marcus & Millichap

DETAILS + SITE MAP / AIRPORT CROSSING

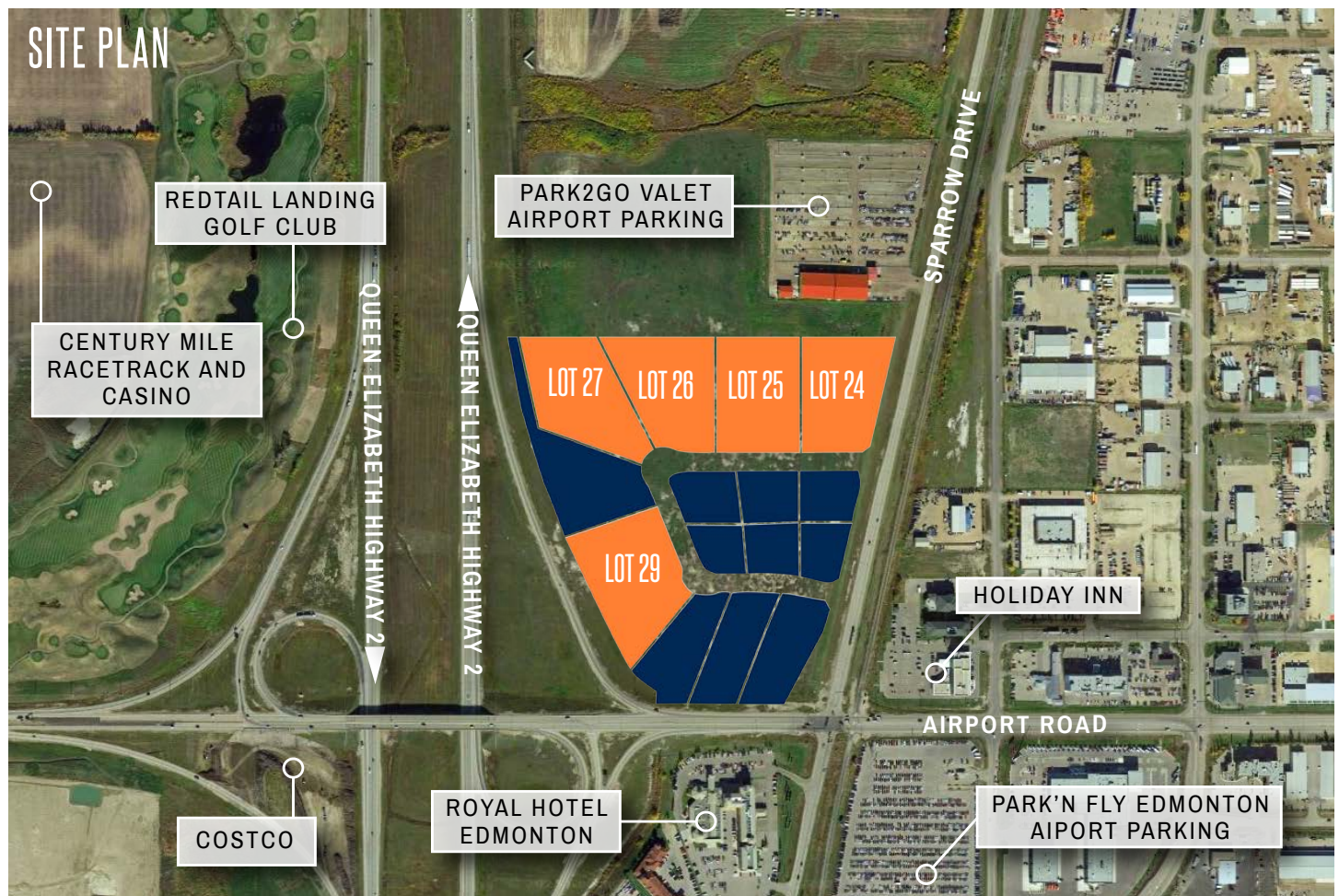
NWC AIRPORT ROAD & SPARROW DRIVE, NISKU, AB

OPPORTUNITY

Airport Crossing presents investors and businesses with the opportunity to take advantage of the Edmonton International Airport Aerotropolis, the economic gateway of seamless air-to-ground-to-rail connectivity for those servicing large and niche industries. The sites are located just off the Queen Elizabeth II Highway which offers excellent access to Nisku's major transportation routes as well as north and south Alberta. Commercial zoning allows for a variety of primary uses including automotive & equipment repair, sales and services, warehousing and storage, commercial retail and service, business office, convention facility, and personal and health care service. Discretionary uses include auctioneering service, automotive/equipment body repair, commercial storage, recreational vehicle storage, indoor recreation, contractor service, and manufactured home, sales and service.

SALIENT DETAILS

Municipal Address:	NWC Airport Road & Sparrow Drive, Nisku, AB
Legal Description:	Plan 162 3601; Block 1; Lots 24-27 & 29
Zoning:	CS - Commercial Service Zoning
Availability:	Lot 24: 4.69 Acres Lot 25: 5.01 Acres Lot 26: 4.94 Acres Lot 27: 5.04 Acres Lot 29: 5.26 Acres (Parcels can be demised depending on buyer's needs)
Sale Price:	Call Agent to discuss
Lease Rate:	Market Build-to-suit opportunities available



AREA + STATS / AIRPORT CROSSING

NWC AIRPORT ROAD & SPARROW DRIVE, NISKU, AB

HIGHLIGHTS



Minutes from the Edmonton International Airport



Easy Access to Major Rail and Transportation Hubs



Direct Access to the Queen Elizabeth II Highway



15 Minutes South of the City of Edmonton



Attractive shopping destination across Highway 2



Various build-to-suit, lease, and sale opportunities



DEMOGRAPHICS



91,20

Vehicles per day on
QEII Highway & Airport Road

LEDUC DEMOGRAPHICS



34,200

City of Leduc Population



\$110,390

Leduc Household Income



1.8%

(YoY 2022) Leduc Projected
Population Growth

EDMONTON DEMOGRAPHICS



1,491,500

City of Edmonton Population



\$143,183

Edmonton Household Income



2.05%

(YoY 2022) Edmonton Projected
Population Growth

SURROUNDING AMENITIES / AIRPORT CROSSING

NWC AIRPORT ROAD & SPARROW DRIVE, NISKU, AB

HOTELS

- 1 Marriott Fairfield
- 2 Renaissance Hotel
- 3 Holiday Inn
- 4 Nisku Inn
- 5 Four Points by Sheraton
- 6 Quality Inn
- 7 Hampton Inn & Suites
- 8 Executive Royal Hotel
- 9 Ramada
- 10 Stars Inn
- 11 Crystal Inn
- 12 Western Budget Motel #2
- 13 Western Budget Motel #1
- 14 Days Inn
- 15 Wyndham
- 16 Super 8
- 17 Western Budget Motel #3
- 18 Wingate by Wyndham
- 19 Paradise Inn & Suites

RETAIL

- 1 7-Eleven
- 2 RV City
- 3 Western RV Country
- 4 McEwan Motors
- 5 Go Auto
- 6 RV City South
- 7 DK Ford
- 8 Schwab Car Dealership
- 9 L.A. Mazda

SERVICES

- 1 Esso
- 2 Esso
- 3 EIA Parking
- 4 Park N' Fly Parking
- 5 Park2Go Extension
- 6 Fountain Tire
- 7 Kal-Tire
- 8 Jiffy Lube

RESTAURANTS

- 1 Sawmill
- 2 Tim Horton's
- 3 Royal Pizza
- 4 Subway
- 5 McDonald's
- 6 Wendy's

LEDUC COMMON

- 1 Swiss Chalet
- 2 PhoXpress
- 3 Tutti Frutti Leduc
- 4 Original Joe's
- 5 TD Canada Trust
- 6 Canadian Western Bank
- 7 Domino's
- 8 Ricky's All Day Grill
- 9 Mucho Burrito
- 10 EB Games
- 11 Tim Horton's
- 12 RONA
- 13 Walmart
- 14 Canadian Tire
- 15 Great Clips
- 16 Michael's
- 17 Winners
- 18 Sportchek



AEROTROPOLIS

The concept of an 'Aerotropolis' centers around a land use planning strategy that capitalizes on the economic opportunities created by major airports and leverages existing businesses to enhance tourism, encourage job growth, and diversify the economy. The Alberta Aerotropolis study area falls under the jurisdictions of the City of Leduc and Leduc County, and the land surrounding Edmonton International Airport is mainly zoned for employment, industrial uses, and traditional agriculture. The Alberta Aerotropolis has the potential to accommodate eight economic clusters, including energy, aerospace and aviation, life sciences, transportation, logistics and distribution, education, advanced manufacturing, and agri-business. These clusters provide a diverse mix of sectors that are essential for the success of the Alberta Aerotropolis.



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