



PROPERTY HIGHLIGHTS

- Exciting new retail development proposed on a high profile corner at Edmonton International Airport
- Strategically located adjacent Edmonton International Airport Highway Commercial Project including Premium Outlet Collection Edmonton International Airport, hotels, large format retail, restaurant campus and planned office park
- High exposure Airport Road site
- Pad and CRU opportunities available for 2018
- 3.5 acre retail development offering approximately 35,000 square feet of commercial space, available Fall 2018
- Well located pylon sign and monument sign are planned, adding to the exposure

TAYLOR INGLIS
Director, Commercial Real Estate
e: tinglis@flyeia.com
p: 780 890 8471

GEOFF HERDMAN
Director, Real Estate
e: gherdman@flyeia.com
p: 780 890 2414



PROPERTY DETAILS

BUILDING SIZE

- 3,000 – 15,000 square feet

MINIMUM BAY SIZE

- 3,000 sq.ft. pad sites
- 1,000 sq.ft. CRU space
- Zoning will allow for various retail, professional, medical and office uses.

BASE LEASE RATE

- Market

OPERATING COSTS

- TBD

PARKING

- 4 Stalls/ 1,000 sq. ft. ratio

ACCESS

- Airport Road and Airport Perimeter Road

MARKET HIGHLIGHTS

- Over the past five years, Edmonton Airports has serviced over 200 acres of land and over 400,000 sq.ft. of development has occurred.
- An additional 1,000,000 sq.ft. of development planned or under construction including:
 - Premium Outlet Collection Edmonton International Airport
 - Major retail anchor
 - Two hotels
 - Restaurant Campus
 - Future office campus

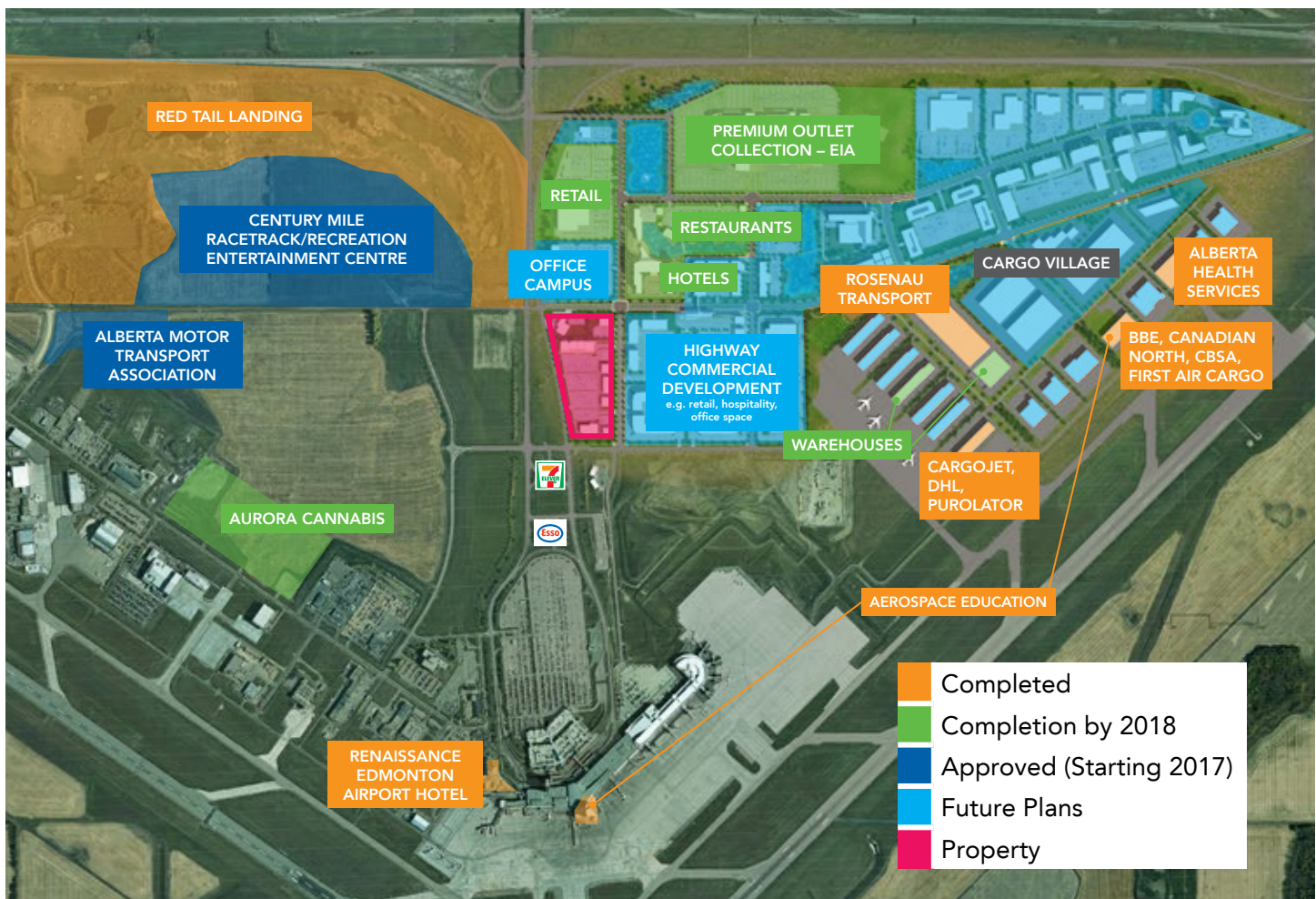
TRAFFIC VOLUMES

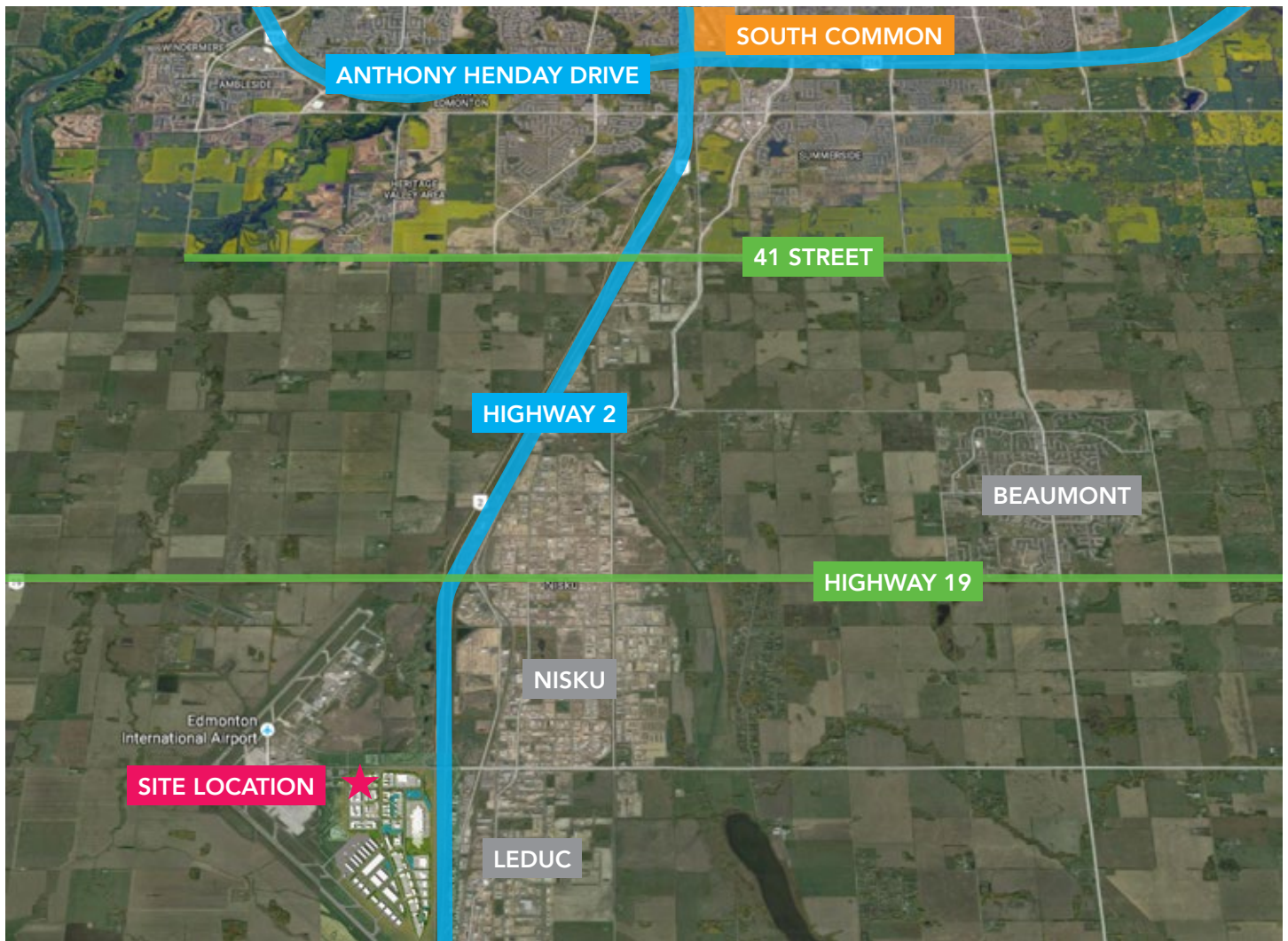
- 20,500 vehicles per day in 2014
- 22,700 vehicles per day in 2017 (forecast)

PASSENGER COUNTS

- 8 million passengers in 2015

HIGHWAY COMMERCIAL DEVELOPMENT & CARGO VILLAGE SITE PLAN





TRADE AREA DEMOGRAPHICS

POPULATION

2013	154,014
2016*	162,679

AVERAGE HOUSEHOLD INCOME

2016*	\$ 112,296
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MEDIAN HOUSEHOLD INCOME

2016*	\$ 86,106
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EMPLOYMENT

Airport Employees**	6,400
Nisku/Leduc	18,000***

*Projected 2016 Totals

**People employed on airport property

***Estimated people employed in Nisku/Leduc

CONTACT

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