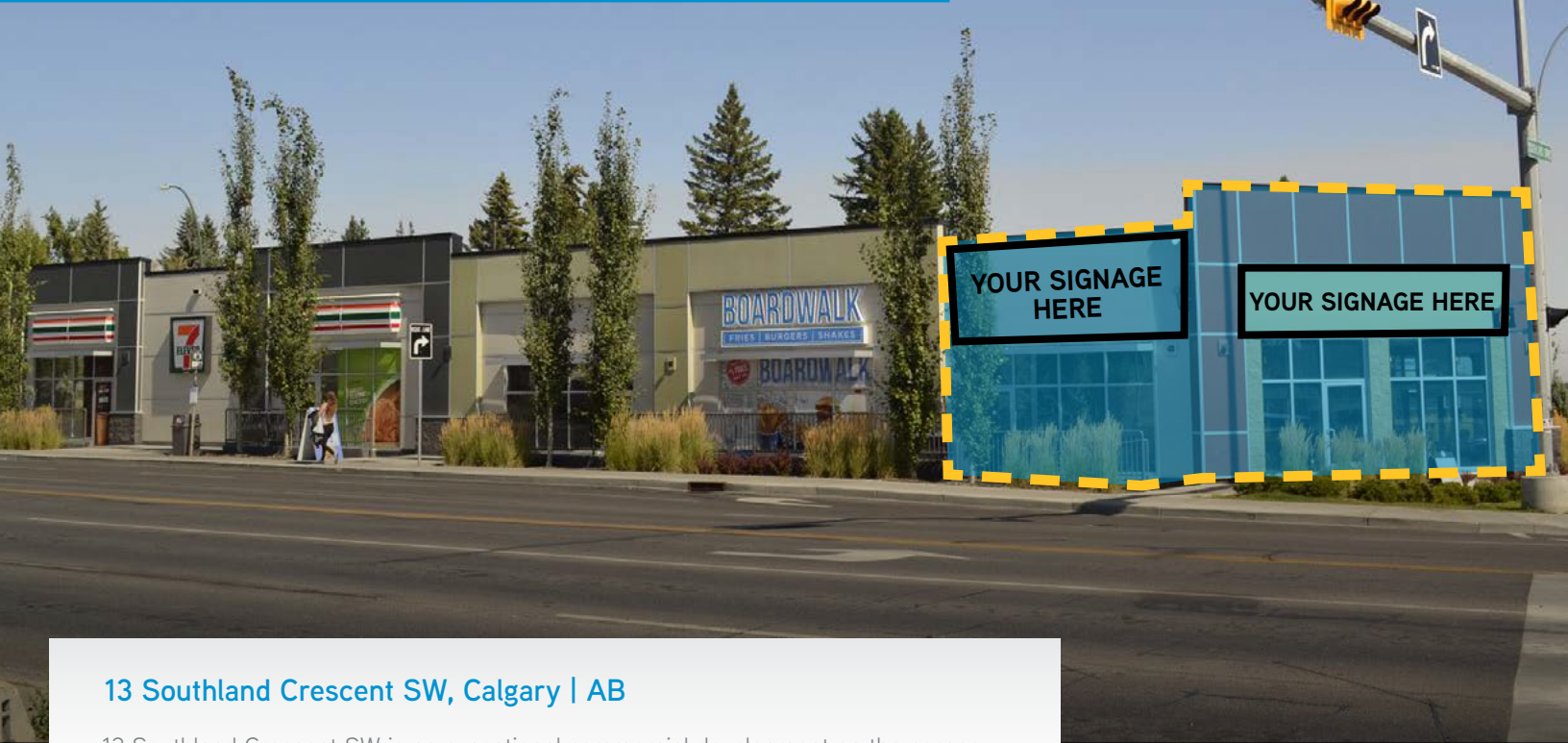


Retail Opportunity on Southland Crescent



13 Southland Crescent SW, Calgary | AB

13 Southland Crescent SW is an exceptional commercial development on the corner of Elbow Drive SW and Southland Drive SW. The site location provides an opportunity to service the neighborhoods of Haysboro, Southwood, Palliser, Pump Hill and Braeside.

FEATURES

- National co-tenants include 7-Eleven and Boardwalk Fries Burgers Shakes
- 1,675 SF of main floor retail space available fronting Elbow Drive SW, adjacent to Boardwalk Fries Burgers Shakes
- Available immediately
- In proximity to Southwood Library, Southland LRT Station, Eugene Coste School, Ecole St. Gerard, Harold Panabaker School, St. Stephen School, Southwood Skate-park and Haysboro Off Leash Area
- 22 parking stalls on site

Net Rent:

Market

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Specifications

Unit Available	5
Size	1,675 SF
Net Rent	Market
Additional Rent	\$14.00 PSF (2018 Est.)
Zoning	Yes
Parking	22 stalls

Signage

- > Signage opportunities immediately above the space, on the front (Eastern) and back (Western) elevations
- > Pylon signage available
- > Opportunity for window signage on the rear store front for added exposure

13 Southland Crescent SW, Calgary | AB

Prominently located on the north-east corner of the intersection of Southland Drive and Elbow Drive SW; kitty corner to Southland Corner. Access and egress off Southland Drive and Elbow Drive allow for patrons to easily enter and exit the site.

Northbound and Southbound bus stops for Calgary Transit are immediately behind the development, servicing the following routes: 3 (Sandstone), 56 (Anderson LRT Station), 16 (Southland LRT Station), 79 & 80 (Heritage LRT Station), 39, 80 & 84 (Southland LRT Station), 81 (Lake Fraser Drive), 10 (City Hall) 29 (Anderson LRT Station) 92 & 96 (McKenzie Drive/Towne), 409 (Foothills Industrial), and 35 (Bonavista & Canyon Meadows).

Area Demographics

(Based on a 3km radius)



Current Population
(2019)
69,462



Projected Population
(2024)
74,883

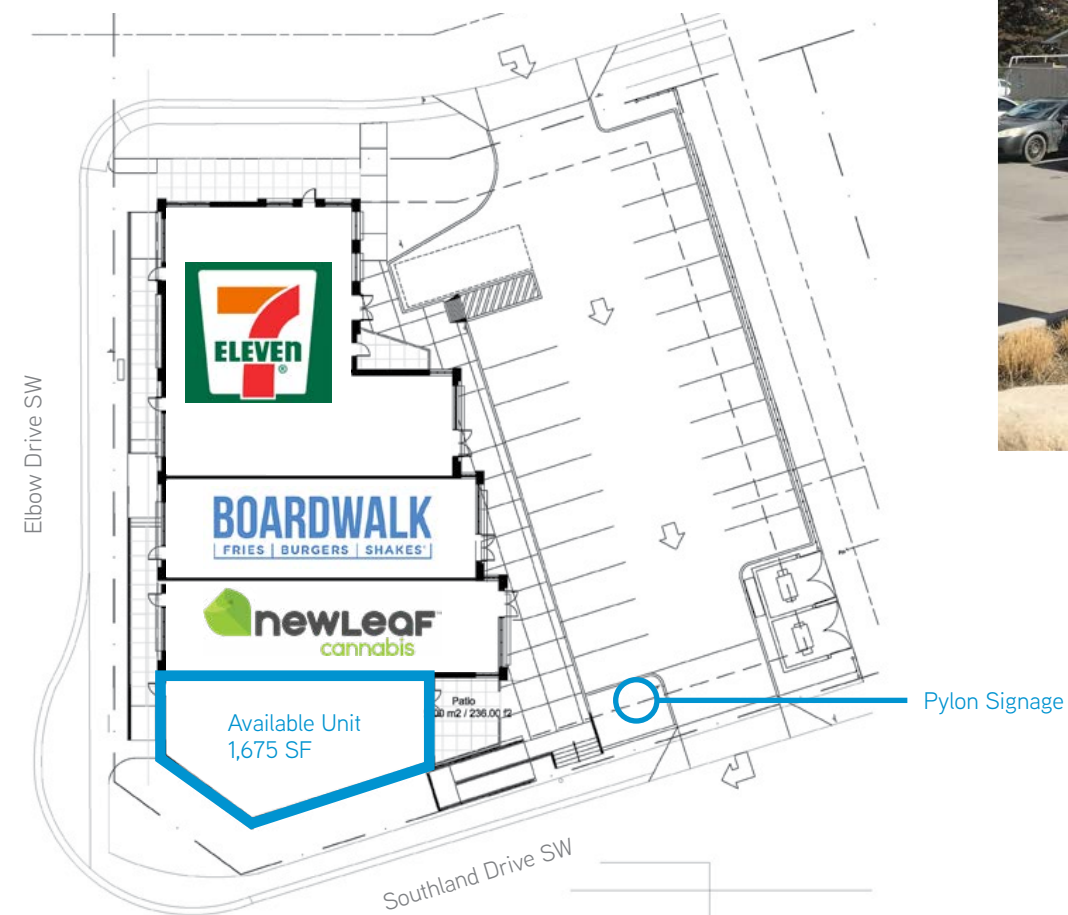


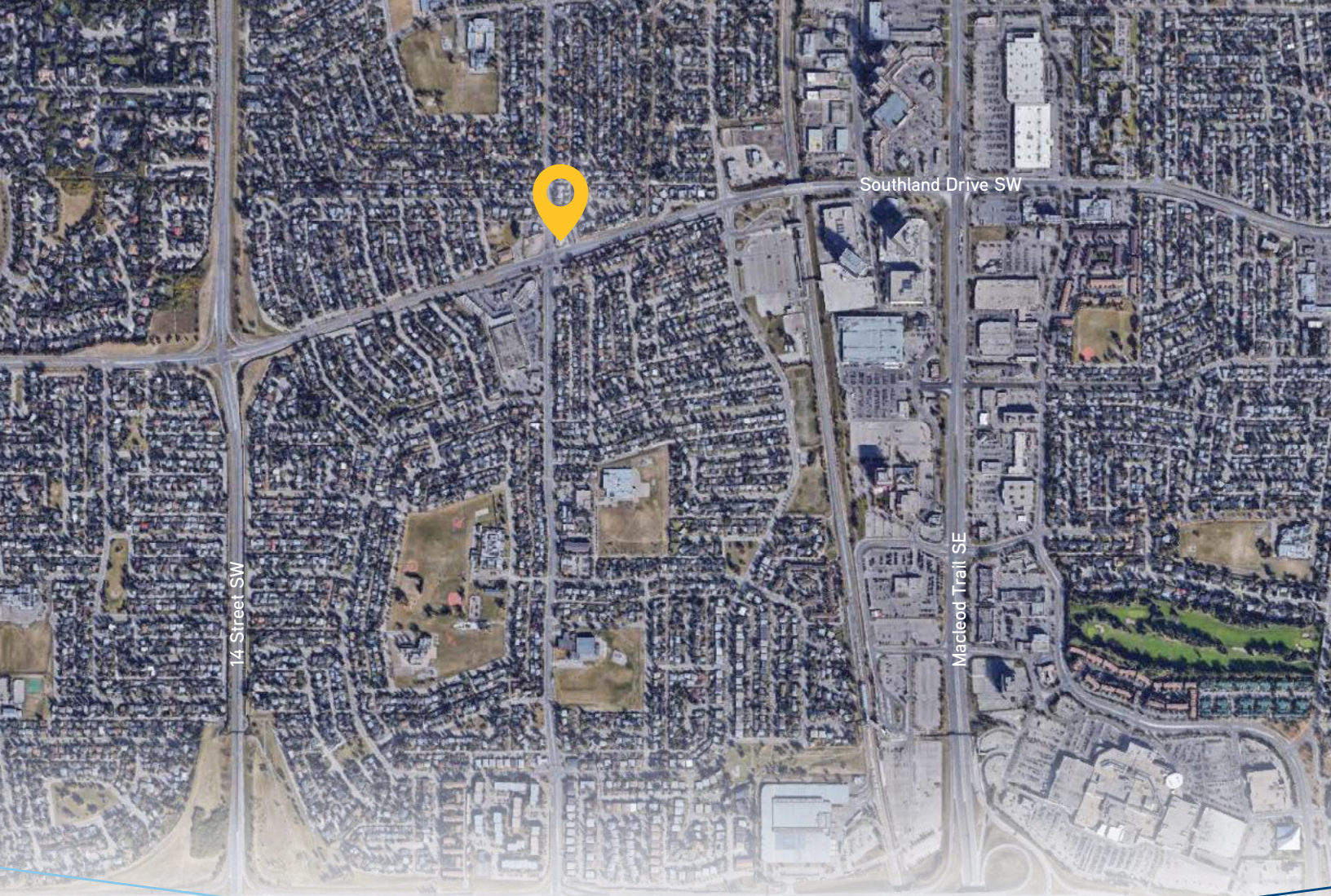
Average Household Income
(2019)
\$125,294



Occupied Dwellings
(2019)
Owned: 68.2%
Rented: 31.8%

Site Plan





VIEW ONLINE 



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