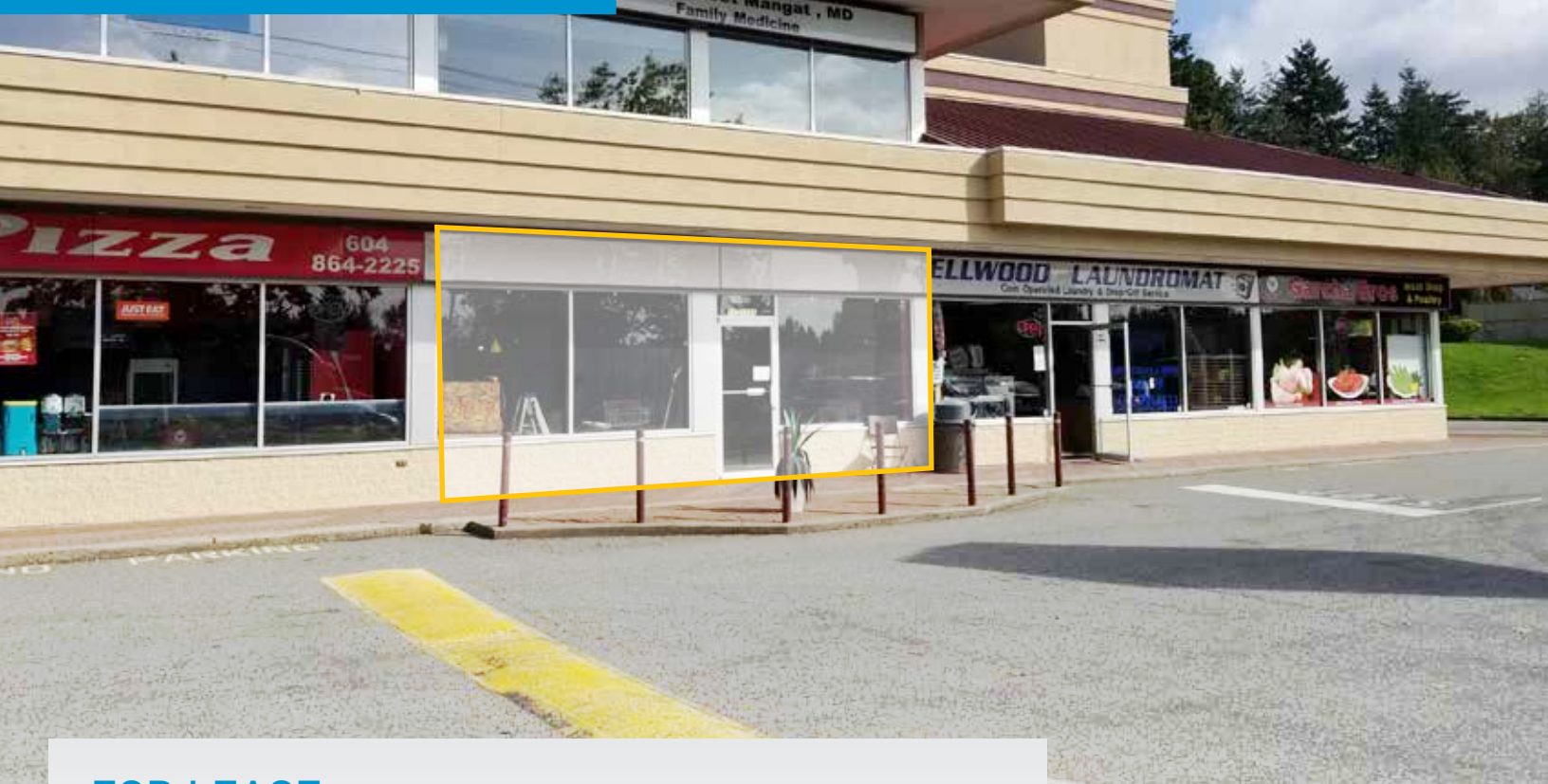


# Retail Opportunity at Ellwood Centre



## FOR LEASE 31205 MacLure Road, Abbotsford | BC

Located at the busy intersection of MacLure Road and Townline Road just east of the Mt. Lehman exit from Highway 1.

### Property Features

- Abundant parking
- Great visibility
- High traffic intersection
- Area tenants include Walmart, Shoppers Drug Mart and many more...

Asking Rate:

# \$22.00 / SQUARE FOOT

**BRENT HEED**

*Fraser Valley Sales and Leasing*

TEL: 604 661 0851

[brent.heed@colliers.com](mailto:brent.heed@colliers.com)



**COLLIERS INTERNATIONAL**

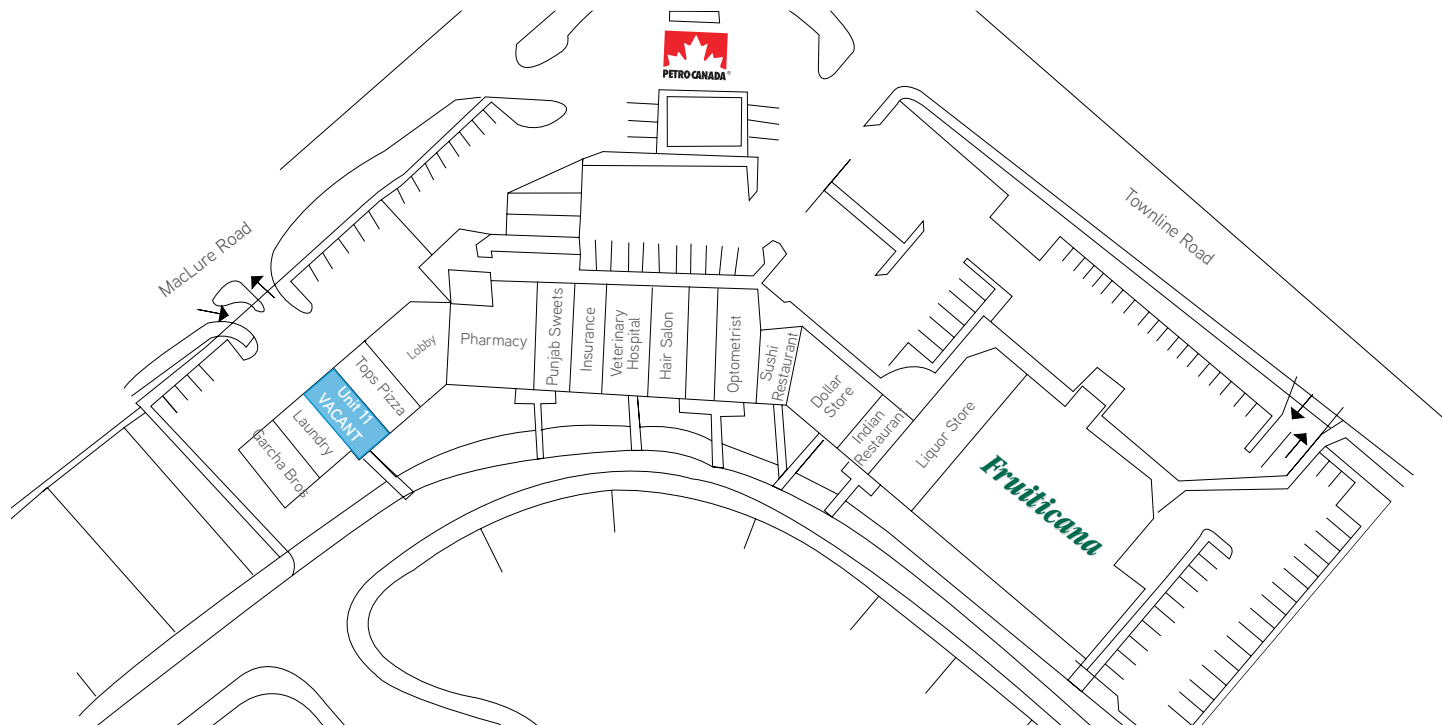
13450 102nd Avenue, Suite 1850

Surrey, BC V3T 5X3

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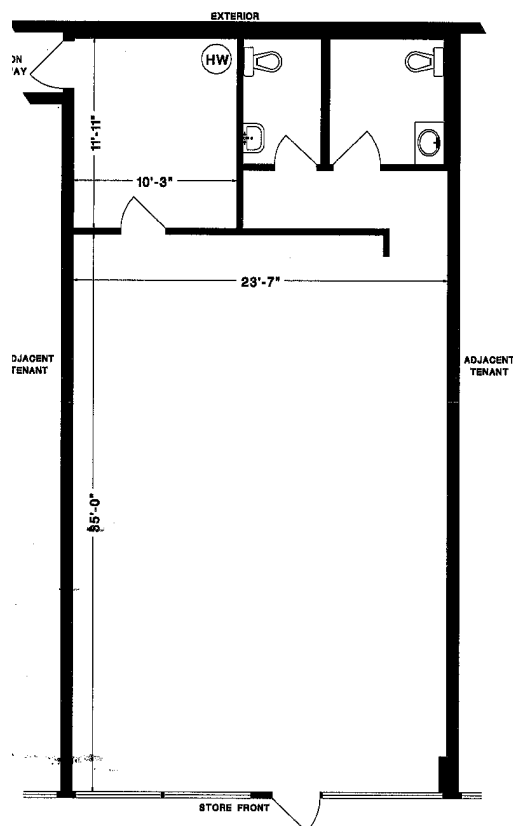
# FOR LEASE | 31205 MacLure Road, Abbotsford | BC



## Availability

Suite	Available Space (SF)	Basic Rent (\$/SF)	Additional Rent (\$/SF)
11	1,185	\$22.00	\$8.50

## Floor Plan



## Demographics



Avg. Household income

\$88,770

Projected (2025) : \$107,561\*



Walk Score

51



Transit Score

37



Current Population

9,520

Projected (2025) : 9,963\*



Bike Score

51

\*Based on 1km Radius

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