



# Airdrie Retail Opportunity

**FOR LEASE** | 704 Main Street South, Airdrie | AB

- › **Located next to Airdrie Community Health Centre, City Hall, and Towerlane Centre**
- › Free standing building located on high traffic Main Street in Airdrie
- › Shadow anchored by Bank of Montreal, Airdrie Community Health Centre and City Hall
- › Ample parking in front and rear of the building
- › Ideal for service retail, professional services
- › Right turn access from Main Street and minutes from Deerfoot Trail
- › Airdrie is one of the fastest growing cities in Canada
- › Convenient location for all residents of Airdrie

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## Specifications

Available Space	1,068 SF
Net Rent	Market
Additional Rent	\$15.00 PSF (2020 est.)
Term	Month to Month
Pylon Sign	\$125/Month

## Area Demographics

(Based on a 5km radius)



**Current Population**  
(2019)  
75,711



**Projected Population**  
(2024)  
89,977



**Average Household Income**  
(2019)  
\$122,679

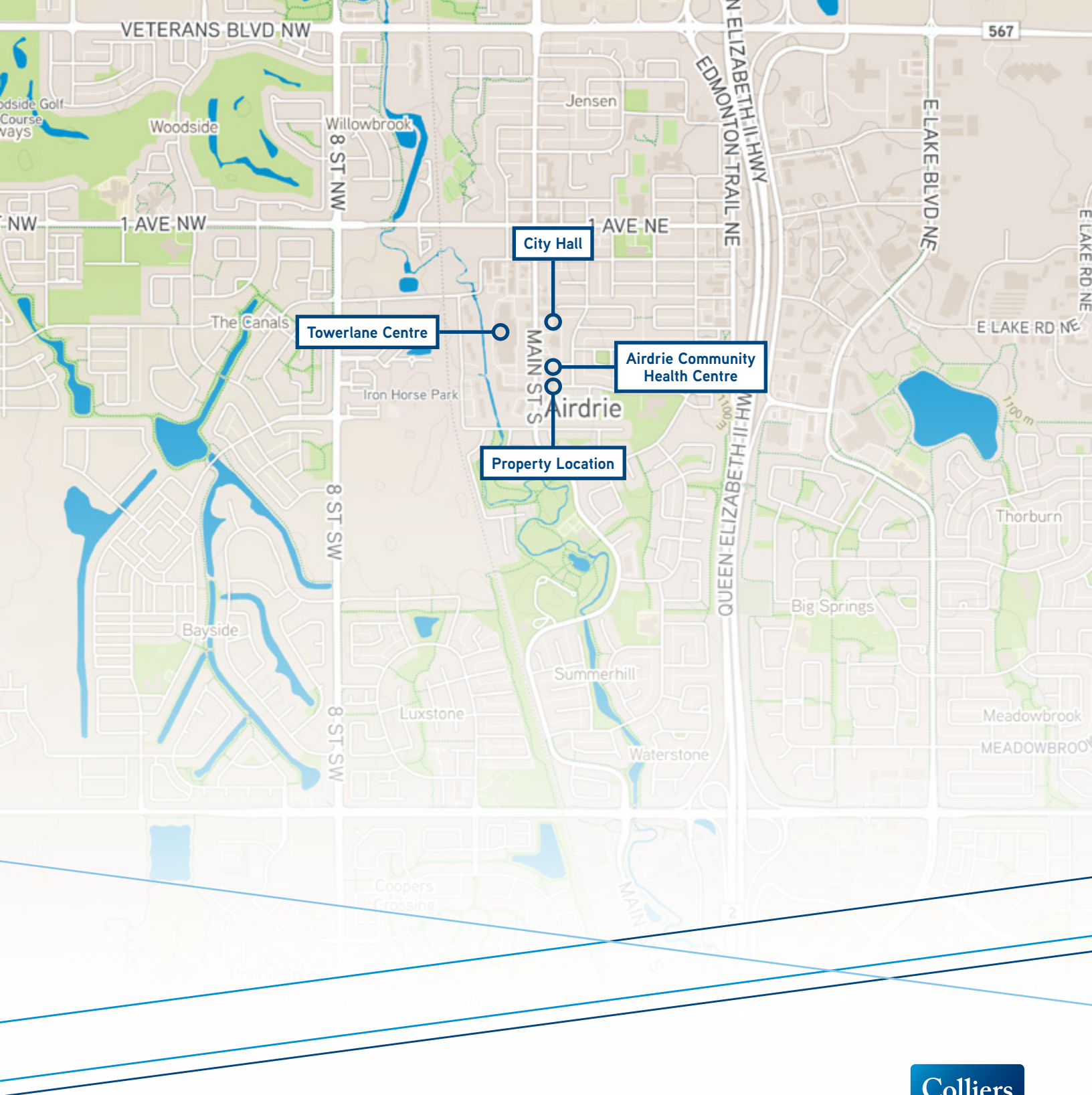


**Occupied Dwellings**  
(2019)  
Owned: 81.7%  
Rented: 18.3%

## Floor Plan







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