

# Retail Units Available at Murrayville Square

ONE UNIT REMAINING



## FOR LEASE | 22259 48 Avenue, Langley | BC

Murrayville Square is nestled at the southeast corner of 222 Street and Fraser Highway in the Township of Langley. Located within walking distance from Murrayville Square are the Langley School Board, Langley RCMP detachment, WC Blair Recreation Centre and the Langley Memorial Hospital.

### Property Highlights

- Highly visible units available
- Co-tenants include IGA, TD Bank, A&W, Panago, Dollarama and many more
- Ample surface parking
- Growing neighbourhood with high daytime population

Asking Rent:

**\$30.00** / SQUARE FOOT

**BRENT HEED**

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## Opportunity

Murrayville Square combines everyday shopping needs with convenience retail and services. Tenants here enjoy first class co-tenancy of national and local businesses with abundant parking and visibility.

## Availability

Suite	Available Space (SF)	Asking Rent (\$/SF)
205*	2,710	LEASED
501	764	\$30.00

\*Demisable

## Additional Rent (2019)

\$13.32 plus signage rental and 5% of Gross Rent management fee

## Area Demographics (1km Radius)



**Current Population**  
(2019)  
5,229



**Projected Population**  
(2025)  
5,500



**Average Household Income** (2019)  
\$92,822



**Projected Average Household Income** (2025)  
\$112,471



Unit 205



Unit 501