



## EASTPORT SHOPPING CENTRE

200 52 Street NE  
Calgary, AB

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## HIGHLIGHTS

- > One (1) unit available for lease – 3,600 SF (demisable)
- > Shoppers Drug Mart anchored retail plaza prominently located on the corner of 52nd Street NE and Memorial Drive E
- > Co-tenancies include: Burger King, Jiffy Lube, Little Caesar's; along with several medical specific co-tenancies: Eastport Medical Centre, Eastport Dental Centre, New Wave Optical and Optimum Wellness (chiropractic)
- > Shadow anchored by: Eastport Liquor Store, HMK Eastport Centre, Registries Plus, Stop Inn Shawarma, Eastside, McInnis & Holloway Funeral Home and RBC Royal Bank
- > Close proximity to St. Martha's School, Marlborough School, Keeler School and James Short Memorial School
- > Quick access to 52nd Street NE and Memorial Drive E; less than a 15 minute drive to downtown

LEASING DETAILS

|                 |  |
|-----------------|--|
| UNIT            | 6  |
| AVAILABLE SPACE | 3,600 SF<br>(demisable to smaller units) |
| NET RATE        | Market                                   |
| ADDITIONAL RENT | \$10.02 PSF                              |

POTENTIAL USES

- > Wellness/physiotherapy
- > Cell phone/wireless provider
- > Dry cleaner depot
- > Professional services - lawyer, accountant, financial advisor, tax advisor, insurance
- > Dance studio/yoga
- > Supplements and vitamins
- > Restaurant uses: breakfast, coffee/bakery, ethnic (Mexican, Thai, Chinese)

LOCATION

Prominently located on the northeast corner of 52nd Street NE and Memorial Drive E intersection. Vehicles per day (VPD) by the site: 28,000 on 52nd Street NE and 26,000 on Memorial Drive E. The development features numerous access and egress points on 52nd Street NE, Memorial Drive E and 4th Avenue NE as well as potential signage opportunities.

Bus stops for Calgary Transit are on the north, west and south sides of the development, servicing the following routes:

- > 73 (Circle Route/Whitehorn)
- > 176 (52 Street Express)
- > 50 (Forest Lawn)
- > 45 (Abbeydale)

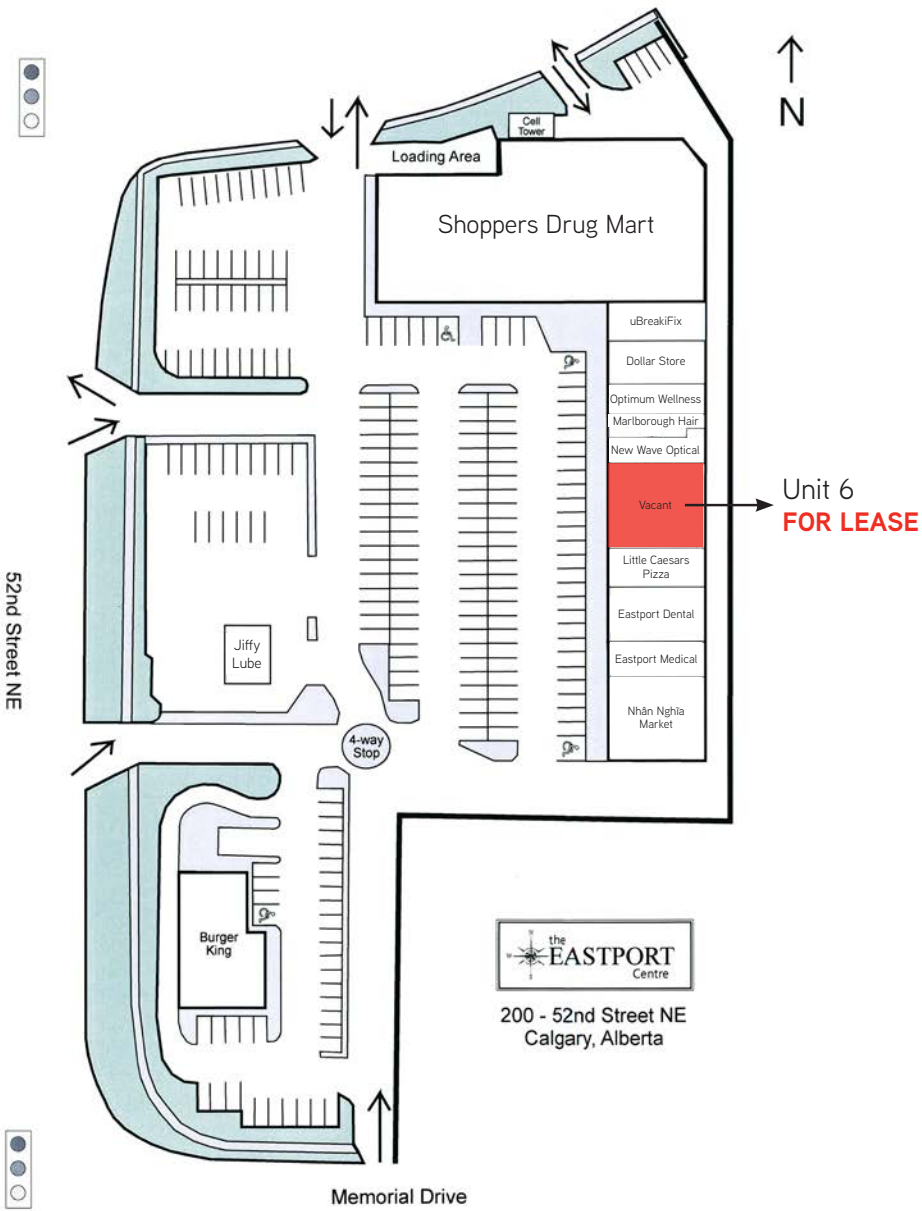


Bike Score: 87



DEMOGRAPHICS

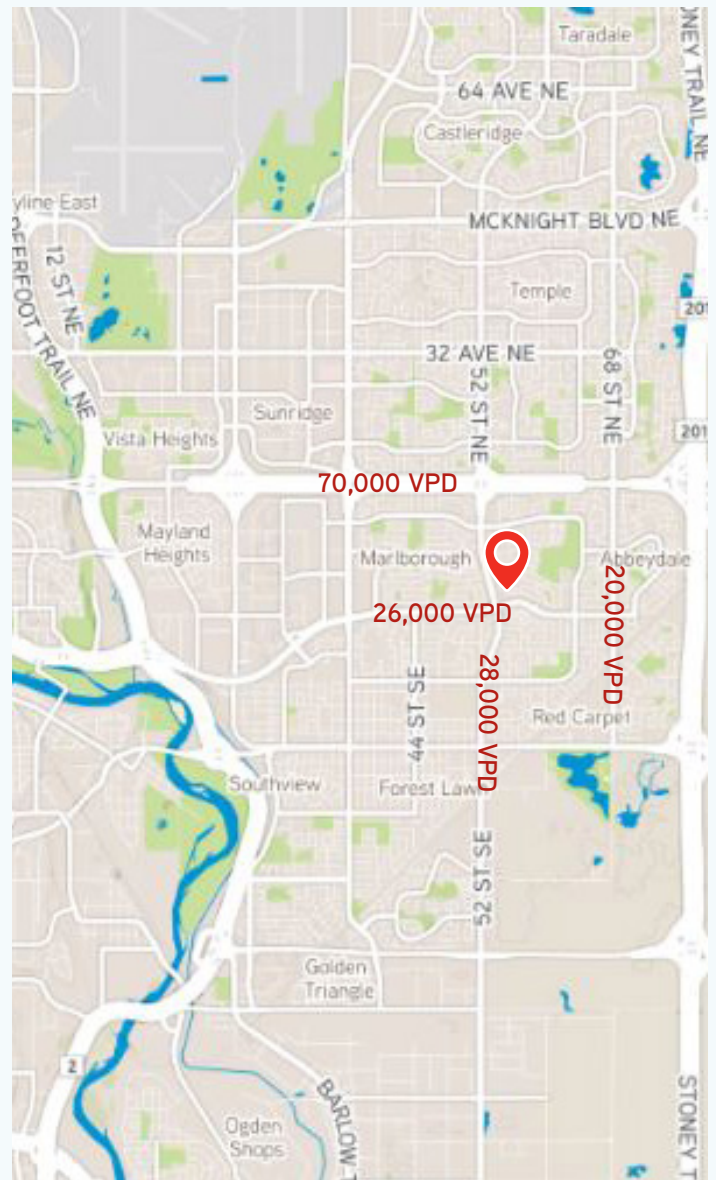
|                               | 1 KM     | 3 KM     | 5 KM     |
|-------------------------------|----------|----------|----------|
| POPULATION 2017               | 11,786   | 94,049   | 168,794  |
| PROJECTED POPULATION 2022     | 11,806   | 99,607   | 180,645  |
| AVERAGE HOUSEHOLD INCOME 2017 | \$69,750 | \$65,991 | \$68,853 |
| MEDIAN AGE                    | 38.1     | 37.2     | 37.2     |





# FOR LEASE > 200 52 Street NE, Calgary, AB

## MAP



## CONTACT US

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