



AIRDRIE CROSSING

Airdrie, Alberta

Property Leasing Brochure



PROJECT SUMMARY

Airdrie Crossing is strategically located on the NW corner of Hwy 2 and Veterans Blvd interchange in Airdrie, AB. The location gives it a unique position in the marketplace with excellent access to the overall trade area as well as within close proximity to the employment centre in the north east which is home to Costco Distribution Centre and Trans Canada Turbines. The proposed development will add approximately 90,000 SF of retail space to the already existing Real Canadian Superstore (152,500 SF) and neighbouring Canadian Tire, Marks Work Warehouse and Tim Hortons (88,300 SF) anchored site.

 [LINK TO VIDEO](#)

- Explosive Growth: 31.8% increase in population over the past 5 years; 23.7% faster than the provincial average.
- Family Based Community: Families make up 78.1% of the total population; 8% higher than the provincial age.
- Younger Population: Median Age 34.4; 83.3% of Population is under 50.
- Strong Incomes: Median Household Income of \$108,973, 14.8% higher than the provincial median income.



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

DETAILS

± 1,000 – 5,000 SF

± HWY 2: 40,150 VPD & VETERANS BLVD: 24,699 VPD

± PHASE 1: 100% LEASED

± CONTACT LISTINGS AGENT FOR RATES

± PHASE 2: FALL 2020 POSSESSION

EXISTING TENANTS



DEMOGRAPHICS

	3KM	5KM	CMA	TRADE AREA
2020 POPULATION	39,640	70,365	77,445	109,845
2025 POPULATION PROJECTIONS	44,108	80,008	88,422	123,548
2020 AVERAGE HH INCOME	\$109,535	\$116,585	\$121,116	\$119,435

CONTACT

DAN CLARK

Personal Real Estate Corporation
Sittings Realty Ltd

604.628.2577
dan@sittings.ca

STEFAN SAFRATA

Personal Real Estate Corporation
Sittings Realty Ltd

604.628.2583
stefan@sittings.ca

This document/email has been prepared by Sittings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sittings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sittings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

AIRDRIE CROSSING

Airdrie, Alberta

PHASE 1

LEASED & OPENING
Q1 & Q2 2019

PHASE 2 - FALL 2020

MARKETING



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information included, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



**PHASE 1
100% LEASED**

**NOW LEASING PHASE II
THE VILLAGE (2020)
1,000 - 5,000 SF**

**VETERANS BLVD
24,699 VPD**

MAIN ST 11,705 VPD

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

AIRDRIE CROSSING

Airdrie, Alberta

Airdrie, Alberta



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



Tenant Pictures



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

Tenant Pictures

