

# Scout

Real Estate Ltd

## RETAIL FOR LEASE

HIGH VISIBILITY LOCATION ON MACLEOD TRAIL

**1,543 SF**

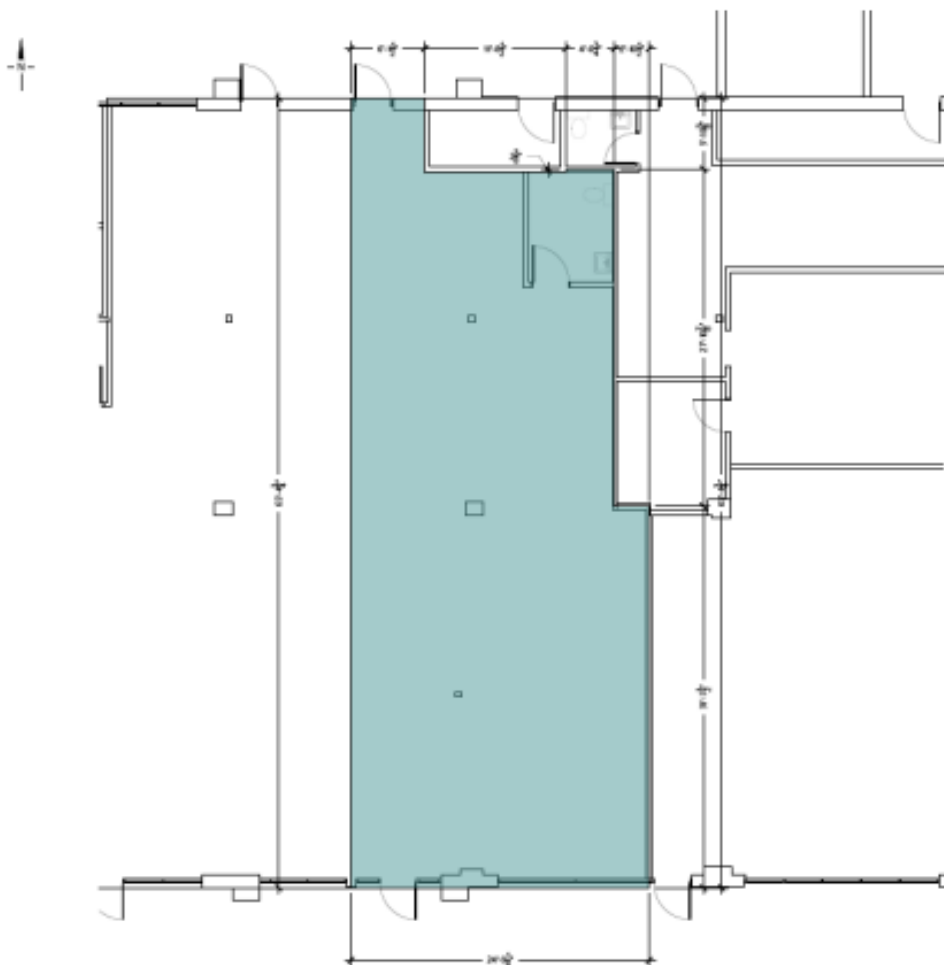
CHINOOK VILLAGE  
7004 MACLEOD TR SE  
CALGARY, AB



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## LEASE OPPORTUNITY

- 1,543 SF AVAILABLE IMMEDIATELY
- TERM - 5 TO 10 YEARS
- MARKET NET RENT
- OPERATING COSTS (2022): \$16.29 PSF
- VISITOR / STREET PARKING AVAILABLE
- UNDEVELOPED CONDITION, READY FOR TENANT FIT OUT
- PROMINENT FASCIA SIGNAGE & PLYON SIGN OPPORTUNITIES

## DEMOGRAPHICS

- POPULATION: 142,732 WITHIN 5 KM RADIUS
- \$165,523 AVERAGE HOUSEHOLD INCOME
- 60,540 HOUSEHOLDS WITHIN 5 KM RADIUS
- MEDIAN AGE - 40.3 YEARS

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