

# Scout

Real Estate Ltd

## RETAIL FOR LEASE

HIGH VISIBILITY LOCATION  
ON MACLEOD TRAIL

CHINOOK VILLAGE  
7004 MACLEOD TRAIL SE  
CALGARY, ALBERTA



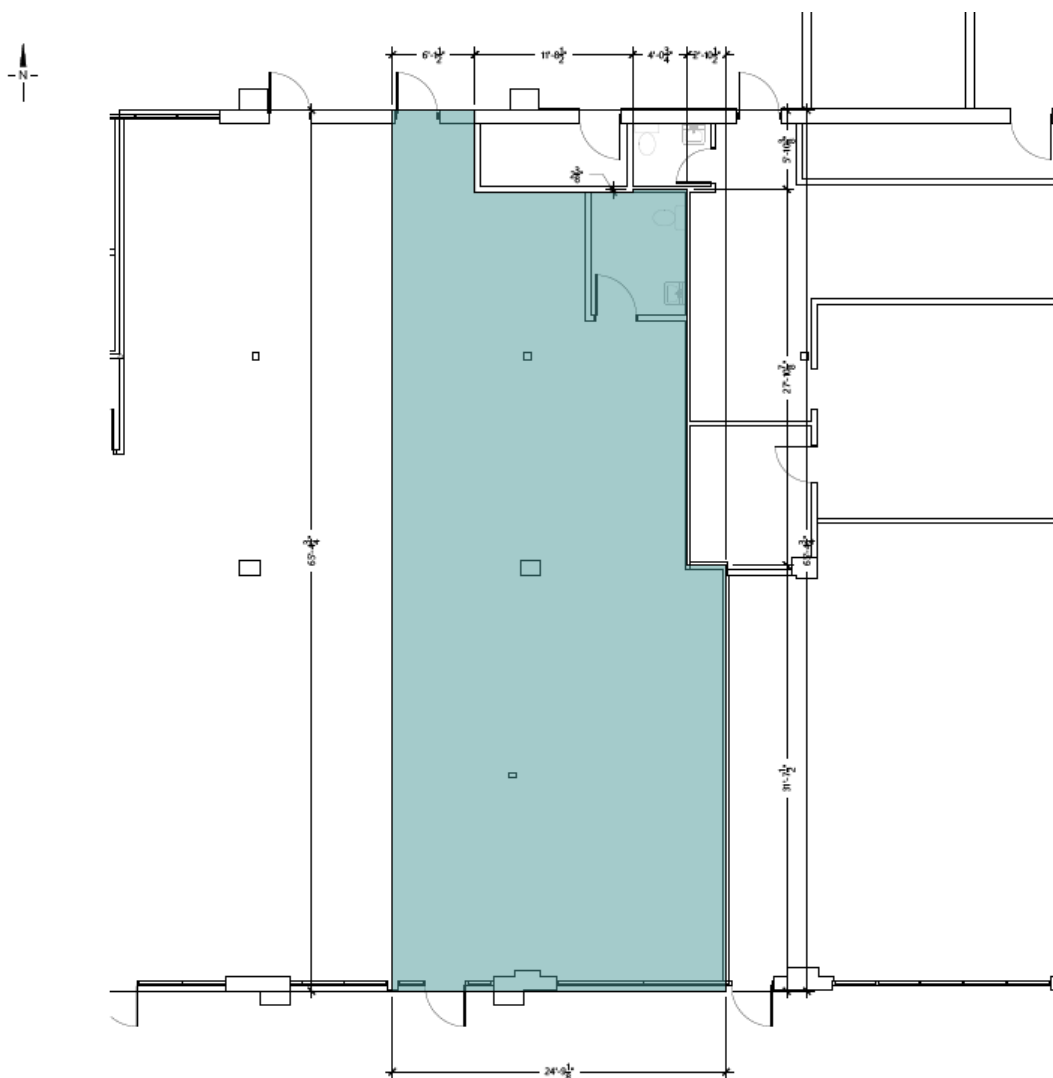
### FEATURES

- HIGH VISIBILITY LOCATION
- CUSTOMER PARKING
- WASHROOM
- LOCATED ALONG MACLEOD TRAIL (57,000 VPD)

**SCOUT REAL ESTATE LTD.**  
**SCOUTREALESTATE.CA**

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## DEMOGRAPHICS

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

## PROPERTY INFORMATION

- 1,543 SF AVAILABLE
- AVAILABLE IMMEDIATELY
- TERM: 5-10 YEARS
- MARKET RENT
- ADDITIONAL RENT: \$15.59PSF (2021 EST.)
- PROMINENT FASCIA SIGNAGE & PYLON SIGN OPPORTUNITIES

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