



# ATLAS CROSSING

FOR LEASE - 1082 – 4039 sqft available – built to suit

Located right off Hwy 2 on Main Street – 10701-100<sup>th</sup> Ave Morinville

Vehicles per day – 8,510 (As per Morinville TMP 2020)

## Property highlights

Average household income \$126,320.00 (3km radius) - Morinville current population 10,911 residents - Average age 25 to 34 years old  
 Surrounding area is already developed including an A&W, KFC, Pizza Hut, Alberta Provincial Building, the Morinville splash park, sports fields, fish and game pond. Morinville has also recently welcomed a Boston Pizza, McDonalds, two new schools and a new lesuire centre.





Parking Ratio : 4.5 stalls per 1000 sqft

Site is drive-thru compatible

Final electrical, mechanical, interior wall placement and plumbing requirements to be completed to suit final space development

Basic rent : Market

Operating cost & taxes : \$9.00 per sqft



For more information go to [www.AtlasCrossing.ca](http://www.AtlasCrossing.ca)