



## Windsor Plaza

- 4,323 sf retail bay available in one of Edmonton's busiest commuter corridors
- Strategically located to serve the Garneau, one of the densest neighbourhoods in Edmonton, as well as the student population living in close proximity to the University of Alberta
- Rare surface parking lot for customer use makes this site ideal for medical, professional, and other high-parking users
- Take advantage of existing infrastructure such as washroom, HVAC, electrical to save on construction costs

## Get more information

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# For Lease

8625 109 Street, Edmonton AB

Area:	4,323 sf
Available:	Immediately
Asking Rate:	Market
Operating Costs:	\$13.50 PSF (2023)
Zoning:	CB1
Parking:	101 surface parking stalls



**\$95,565**

Average household income (within 3 km 2022)



**36.4**

Average age of population (within 3 km 2022)



**86,417**

Population (within 3 km 2022)

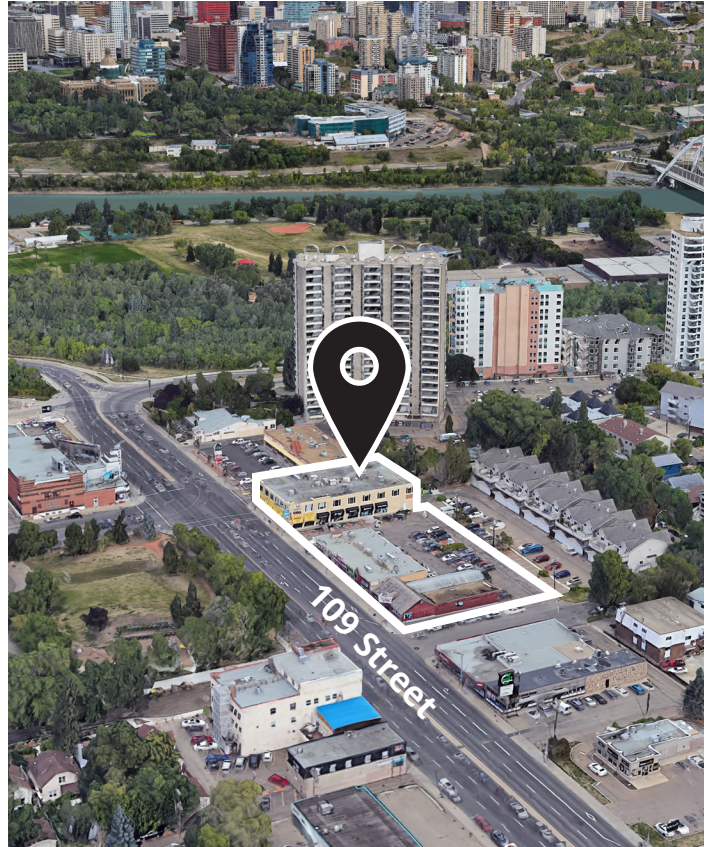


**30,200**

VPD along 109 Street (2020)

**13,299**


VPD along 87 Avenue (2020)



## Close proximity to U of A

The University of Alberta ranks among the top 150 universities in the world. Home to over 42,000 students (2021-2022) and over 14,000 employees, the U of A's north campus, only a few blocks from Windsor Plaza, occupies 230 acres and over 150 buildings.

<https://www.ualberta.ca/international/report-2020-2022.html>

 University of Alberta campus



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