

# Stanley Park Retail Centre

4001 - 4007 Macleod Trail South, Calgary, Alberta

## ▶ RETAIL SPACE AVAILABLE

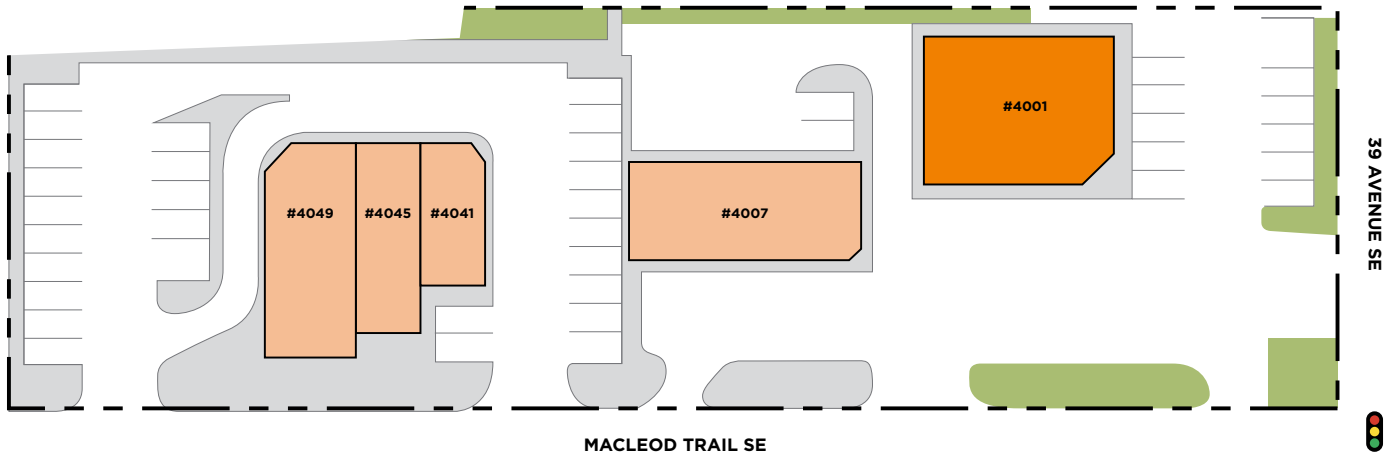


## ▶ SITE INFO

Conveniently located on the going home side of Macleod Trail South, one of Calgary's busiest commuter roads. Centre is minutes away from 39th LRT Station and a short drive to the downtown core. Prime gas site opportunity (with demising options) available in Spring/Summer 2024. Join Popeyes, Lube Town, BB Studio Massage and Royal Pizza.

- **Available Space:** Unit 4001 - 2,724 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$23.60 PSF (est. 2024) + Mgmt Fee

# SITE PLAN & PHOTOS



**PAD SITES**

- #4001 Vacant 2,724 sf
- #4007 Lube Town 2,000 sf

**BUILDING**

- #4041 BB Studio Massage 688 sf
- #4045 Royal Pizza 1,151 sf
- #4049 Popeyes 1,990 sf



## AREA DEMOGRAPHICS



**Traffic**

Macleod Trail South & 39th Ave West 51,000 VPD



**Income**

Average Household Income \$167,000

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.