

# Legacy Corner

1625 210 Avenue SE, Calgary, Alberta

## ► FULLY LEASED



## ► SITE INFO

A shopping center spanning 51,000 square feet is conveniently positioned along the bustling Macleod Trail South and 210 Avenue. This gas-anchored site is situated next to a planned 1.5 million square foot mixed-use development that serves the expanding communities of Walden and Legacy.

### LEASING CONTACT

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**Royop Development Corporation**  
510 211-11th Avenue SW, Calgary, AB

# SITE PLAN



## PAD SITES

#200	Tim Hortons	3,145 sf
#304	Petro Canada	37,897 sf
#30	Petro Car Wash	

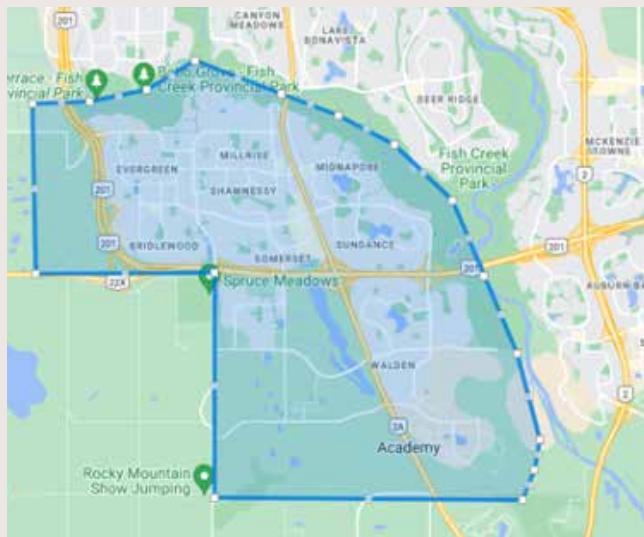
## BUILDING

#104	Legacy Dental	4,464 sf
#110	Legacy Barber	752 sf
#112	Little Caesars	1,207 sf

#114	Spine & Sport Wellness	1,222 sf
#116	Foggy Gorilla	1,339 sf
#118	Bone & Biscuit	1,340 sf

## AREA DEMOGRAPHICS

	<b>Population</b>	
	Total Population	119,747
	Median Age	40.2
	<b>Spending</b>	
	Average/Household/Year	\$114,177
	<b>Households</b>	
	Total Households	38,920
	Average Size of Families	3.1
	<b>Income</b>	
	Average Household Income	\$141,173
	Median Household Income	\$116,079



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.