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**FOR  
LEASE**

# Airdrie Sierra Springs

2967 Main Street South - Airdrie, AB

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Airdrie Sierra Springs Site Plan





# Airdrie Sierra Springs Demographics

	1km	3km	5km
 <b>Total Population</b> 2022	3,658	47,385	71,407
 <b>Daytime Population</b>	2,789	34,757	56,225
 <b>Growth Rate</b> (2021 - 2026)	17%	13%	12%
 <b>Total Households</b>	1,028	15,040	23,700
 <b>Household Size</b> 2022 Average	3.6	3.1	3.0
 <b>Household Income</b> 2022 Average	\$175,815	\$128,366	\$121,874
 <b>Median Age</b>	33.5	34.0	34.6

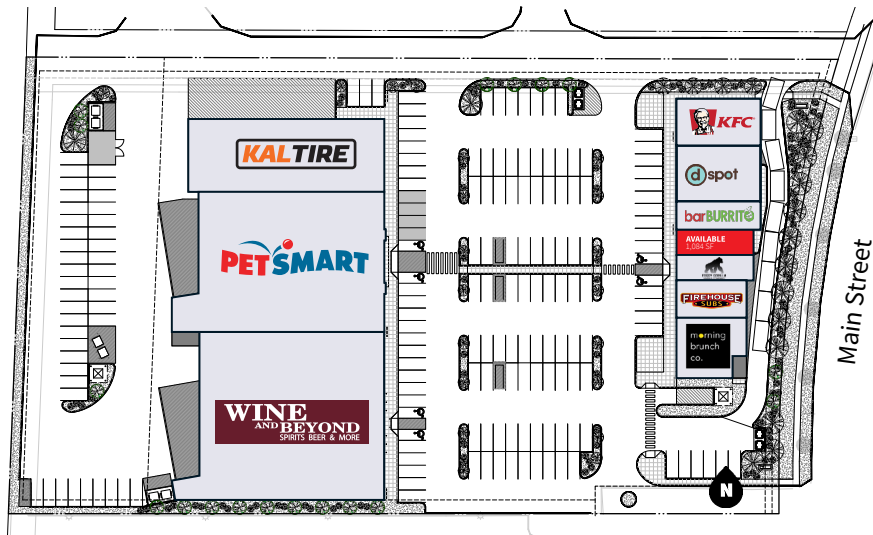




## Property Details

- Shadow anchored by Home Depot and Walmart
- Easy connection to QE II Highway and Yankee Valley Blvd
- Convenient access to surrounding residential communities
- 15 minutes north of Calgary

<b>Legal</b>	Plan 0512433, Block 1, Lot 8
<b>District</b>	Sierra Springs
<b>Gross Leasable Area</b>	40,000 SF
<b>Available</b>	Immediately



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