



# Balgray Commercial

4294 8th Street SW  
Airdrie, AB

**Leasing Opportunities**  
*Coming Soon*

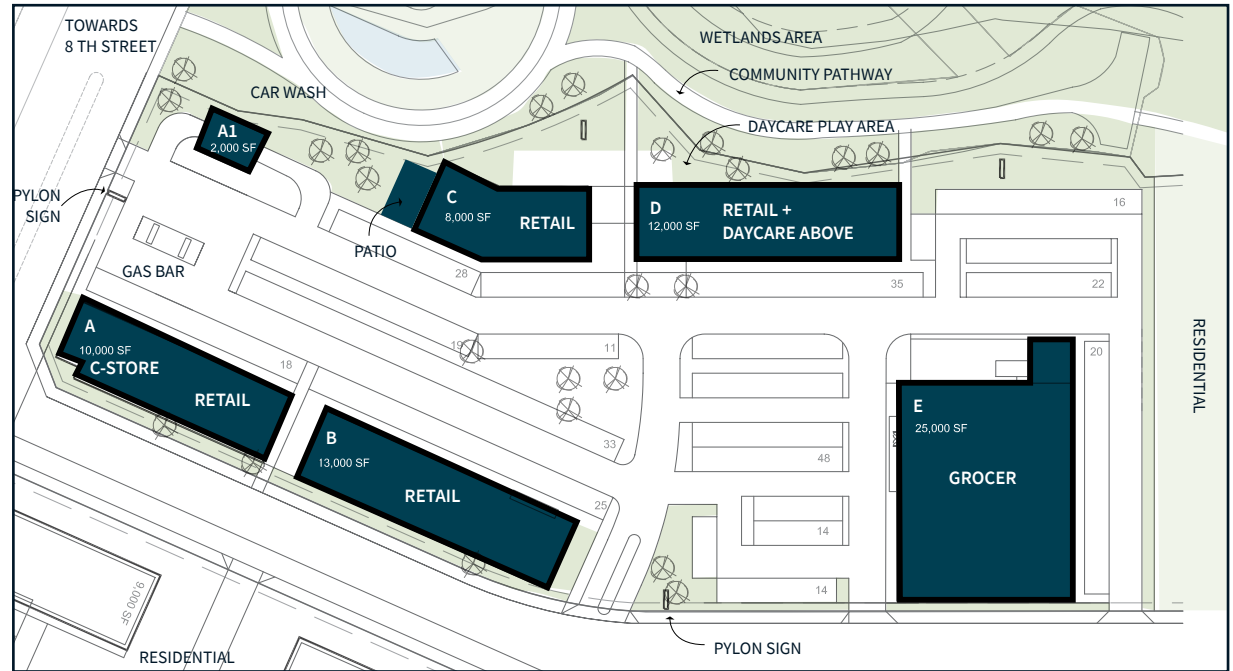
## Target Uses Include

- Grocery
- Financial
- Sit down and quick service restaurants
- Car wash, gas bar, convenience store
- Daycare
- General & specialty retail shops & services
- Medical

**TOTAL SQ FT:** 80,000 SF  
**PARKING:** 300 stalls (3.8 stalls / 1,000 SF)

## Highlights

- Grocery Anchored Strip Centre adjacent to 8th street which is the primary gateway to South Airdrie
- Airdrie Population Growth has hit 15.3% from 2019-2024
- Population within 2.5km radius of 21,808 in 6,996 HH
- Balgray population at full build out estimated at 8,423 in 2,935 HH
- Strong Incomes: 2024 Median Household Income of \$125,648- expected to increase to \$137,030 by 2027



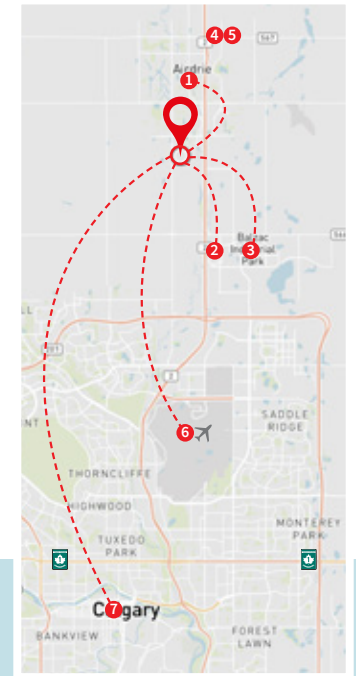
## Potential Sizes\*

CRU A *	10,000 SF
CRU A1*	2,000 SF
CRU B*	13,000 SF
CRU C*	8,000 SF
CRU D*	12,000 SF
CRU E*	25,000 SF

Site Plan size, distribution and/or location of CRUs may be subject to change.

## Points of interest

1. Downtown Airdrie (8 min)
2. CrossIron Mills (10 min)
3. Balzac Industrial Node (12 min)
4. Highland Park Industrial Area (12 min)
5. East Points Industrial Area (13 min)
6. Calgary Intl. Airport (15 min)
7. Calgary Downtown (23 min)



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