

For lease

580 Acadia Drive SE
Calgary, AB



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Property Highlights

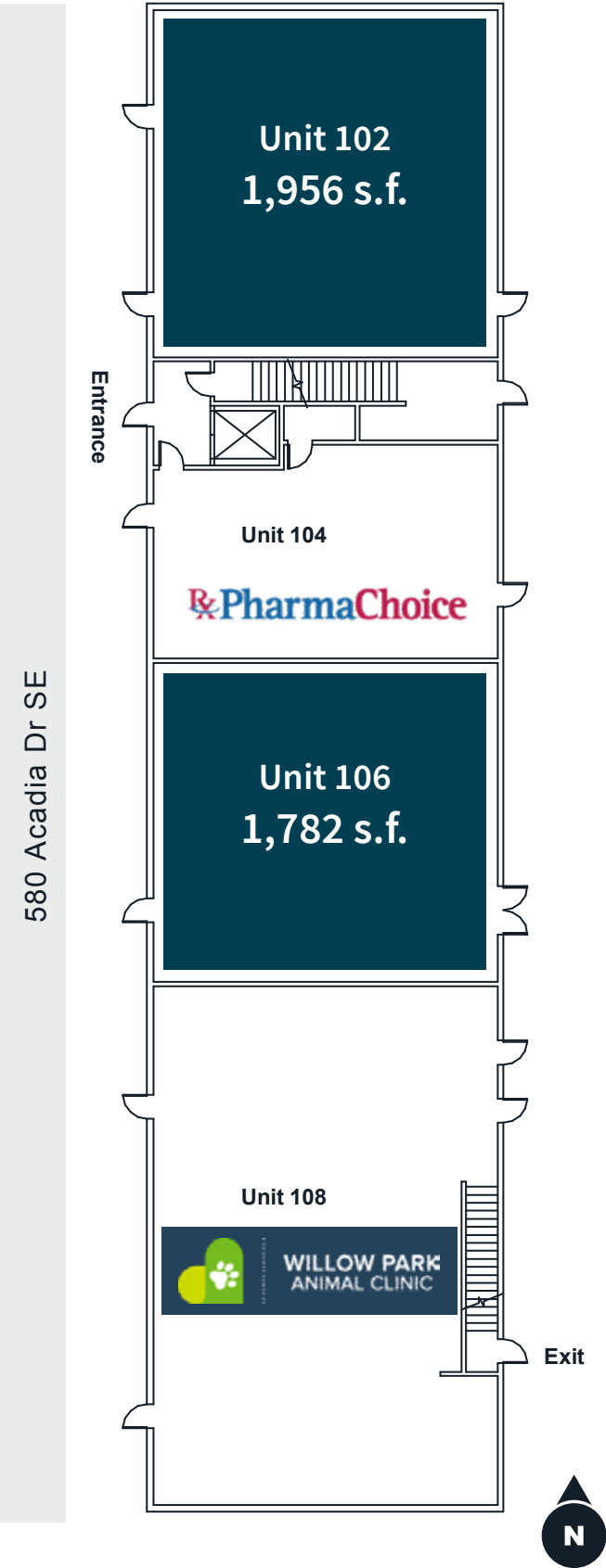
- Convenient access to Deerfoot Trail, Blackfoot Trail, and Macleod Trail via Southland Drive.
- Significant signage potential with exposure to the high traffic signalized intersection of Southland Drive and Acadia Drive.
- Ample parking options available on site
- Turnkey salon suite, equipped and fully outfitted for immediate occupancy.
- Fully improved liquor store premises including beer coolers.
- Other retailers include Pharmacy, Veterinarian, Dentist, Medical Clinic, Chiropractor, and Skin Spa.



Location	580 Acadia Drive SE Calgary, AB
Size	Unit 102 - 1,956 s.f. Unit 106 - 1,782 s.f.
Base Rent	Market Rate
Additional Rent	\$16.50 p.s.f.
Zoning	C-N2 (Commercial - Neighborhood 2)
Availability	Immediate

	1 kilometer	3 kilometers	5 kilometer
Estimated population	6,651	56,168	130,603
Estimated households	2,781	23,798	54,464
Est. Average HH income	\$141,173	\$133,544	\$151,414
Total expenditure (Avg per household)	\$152,337	\$135,143	\$150,974

Site Plan - Ground Floor



Unit 102



Unit 106

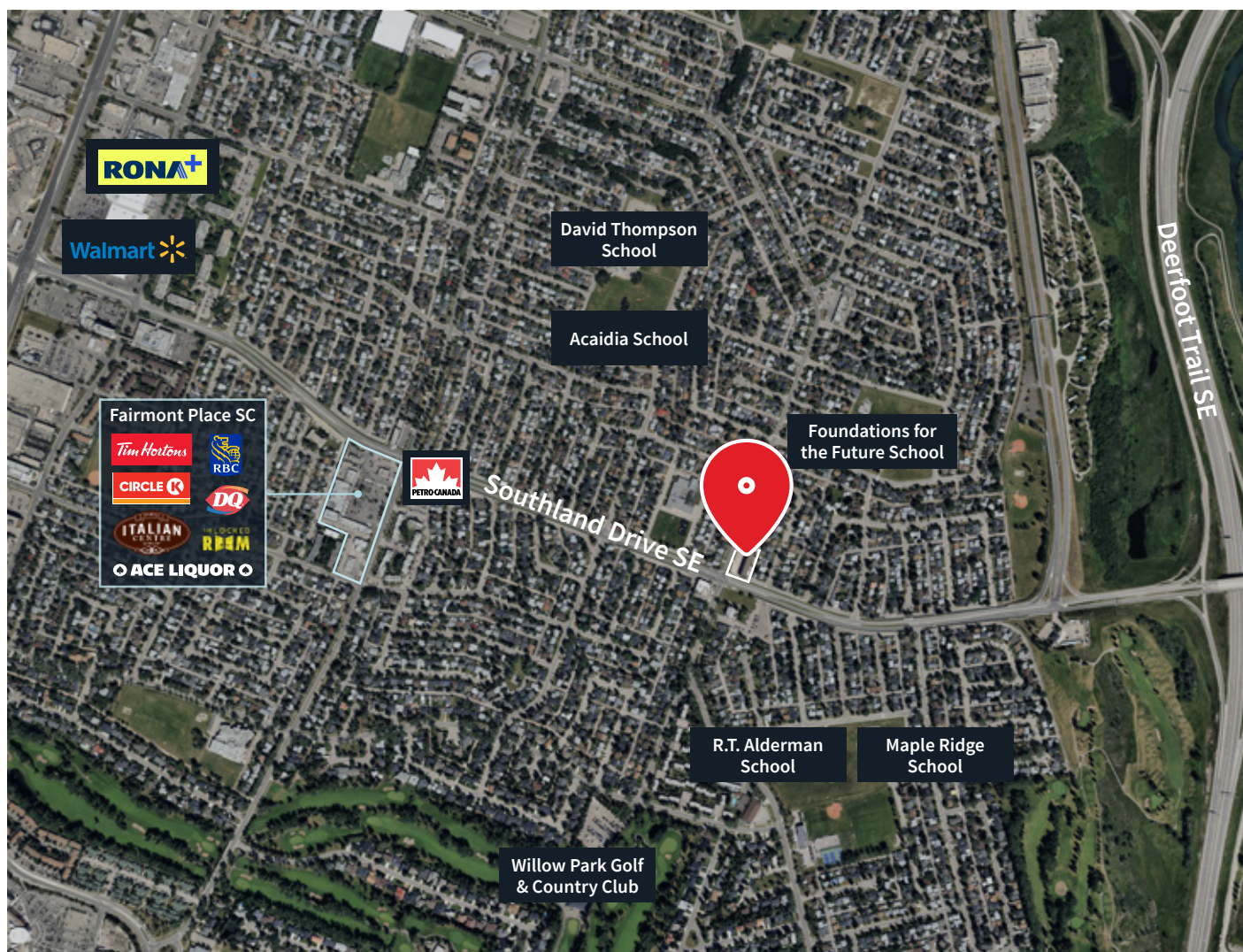


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- Traffic Count
- Acadia Drive: **8,500 VPD**
- Southland Drive: **31,000 VPD**



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