

Hill Crest

South Point

8 Street S.W.

Public Road

Public Road

New Development

Retail, Medical, Daycare and Restaurant Space

For Lease

89,000+ SF Available | Balgray Commercial, Airdrie Alberta

Possession Q2 2028



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Property highlights

Main Access to South Airdrie, Gateway to new community,
A rapidly growing area of the City, 1000 – 25,000 sq.ft.
spaces available, Drive Through and Patios Available,
Next to Regional Pathway and Wetland Feature



Part of new community of 2,000 new residents,
with 21,808 existing residents within 2.5 km radius



Site plan designed to enhance the customer
experience, and provide efficient and functional
layouts for tenants



Ideal for personal services, convenience retail,
destination uses, restaurants and grocery

*Site plan - 89,402 sq.ft.
Parking 297 stalls*



Location

- Airdrie is a city undergoing tremendous residential growth, with southwest Airdrie a focal point of future growth for both retail and residential
- Situated along 8th Street in South Airdrie with a projected 20,971 Vehicles Per Day at build out
- At the entrance to the future, community of Balgray, and adjacent to the regional pathway and environmental amenity space
- The city is attracting a young demographic with strong and growing family income levels

Potential unit sizes*

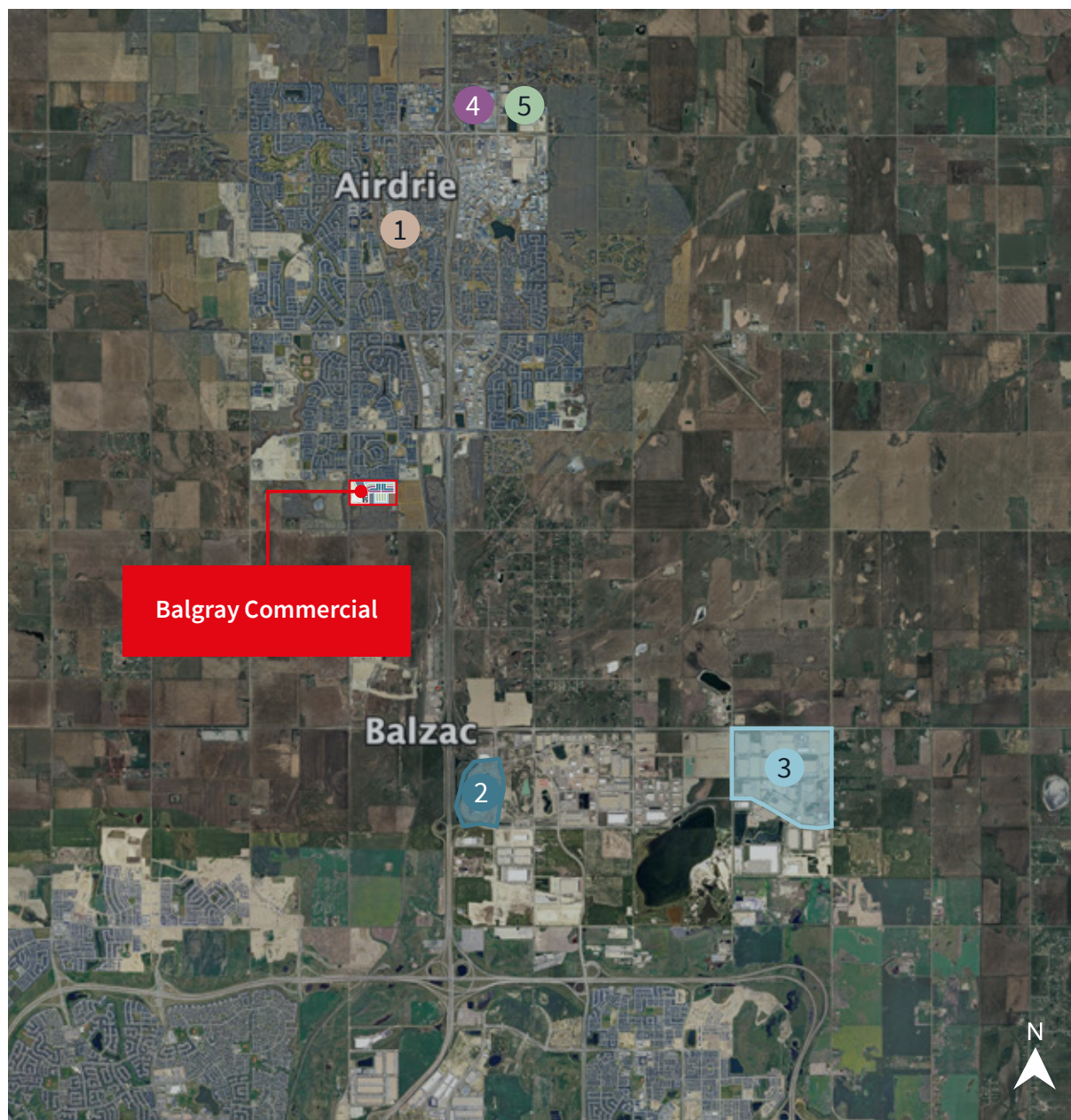
BLDG 1/2	10,076 SF
BLDG 3	4,228 SF
BLDG 4	4,228 SF
BLDG 5	26,142 SF
BLDG 6a/6b	12,352 SF
BLDG 7/8	10,076 SF
BLDG 9/10	10,076 SF

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



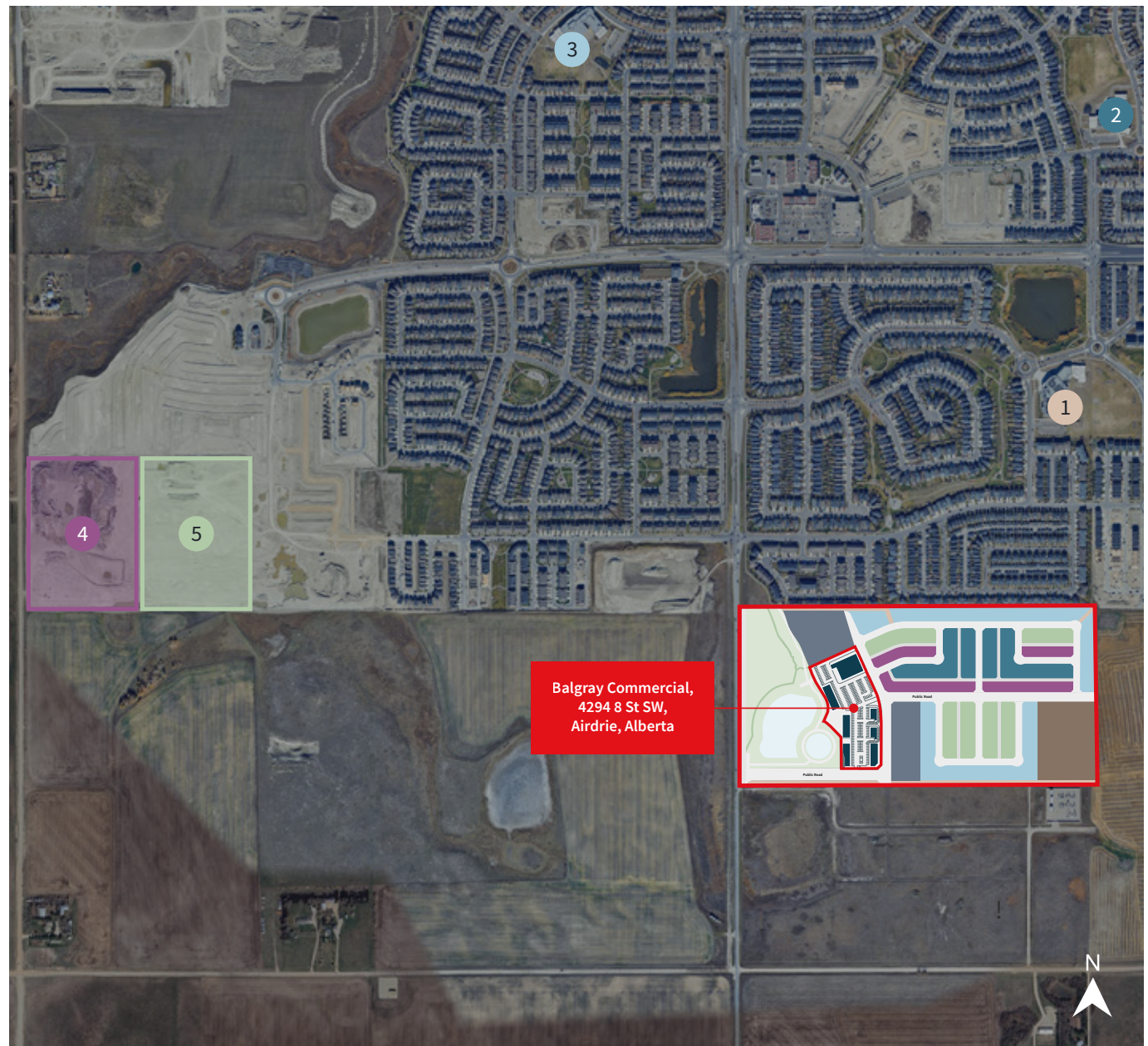
Regional Points of interest

- 1 Downtown Airdrie (8 min)
- 2 CrossIron Mills (10 min)
- 3 Balzac Industrial Node (12 min)
- 4 Highland Park (12 min)
Industrial Area
- 5 East Points (13 min)
Industrial Area



Neighborhood Points of interest

- 1 Northcott Prairie School
- 2 St. Veronica School
- 3 Windsong Heights School
- 4 New South Airdrie Rec Center
- 5 New 1,800 student High School

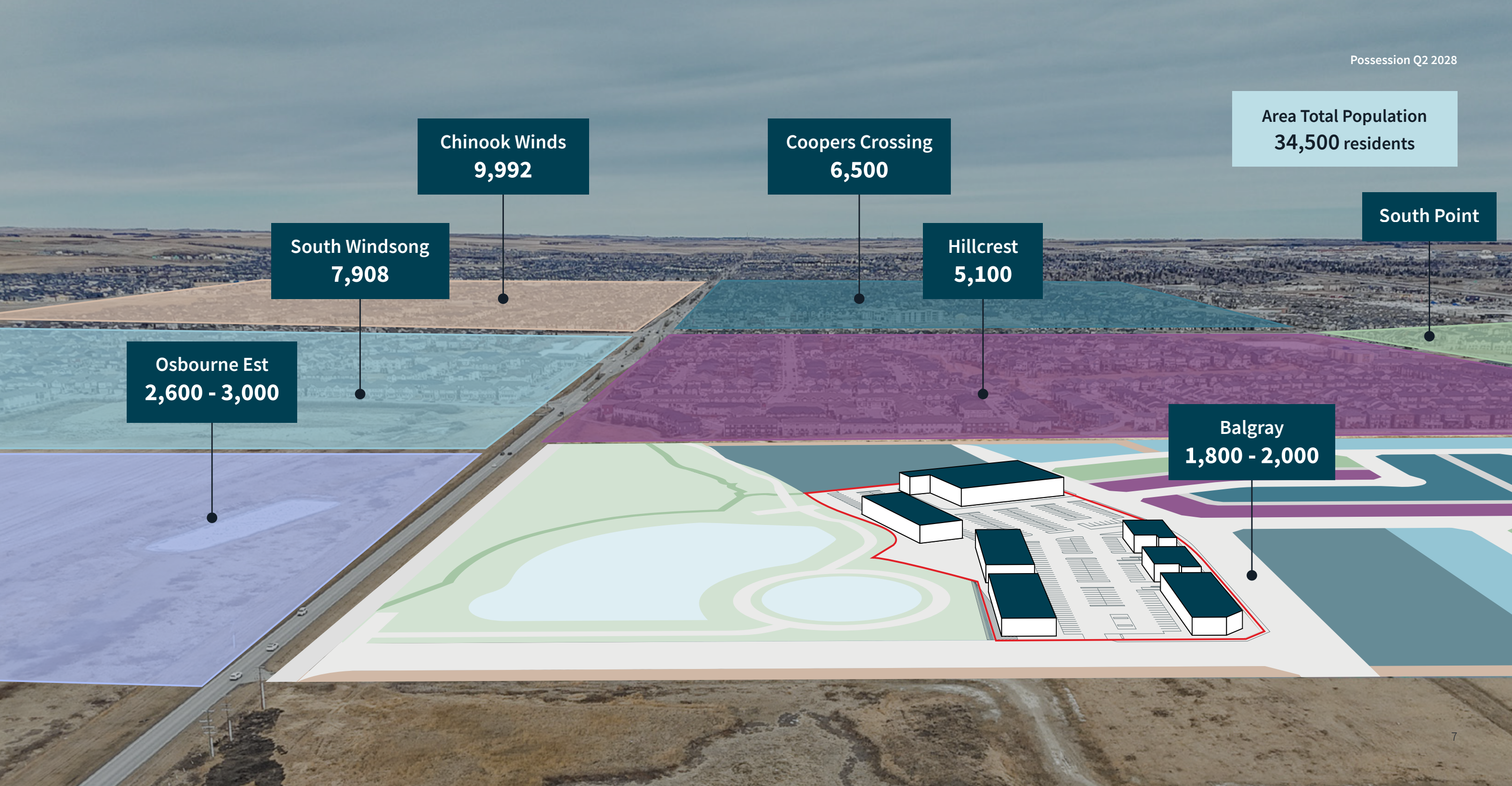


Demographics

in a 3km radius

Population	30,467
Total households	9,775
Average household income	\$157,451
Median Age	34.3
Total expenditure (average per household)	\$175,834

Source: Statistics Canada, 2025



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