



# FRASER

Rollyview Road & Black Gold Drive | Leduc, AB

## AREA DEMOGRAPHICS:

Household Income:	Primary: \$90,965 Secondary: \$138,878
Traffic Count:	Rollyview Road: 6,819 Black Gold Drive: 6,933
Trade Area Population:	Primary: 16,759 Secondary: 29,993

*New retail development serving east Leduc*

LOCATOR MAP ▼



## POPULATION:

A. East Leduc: 19,646

## MAJOR ROADWAYS:

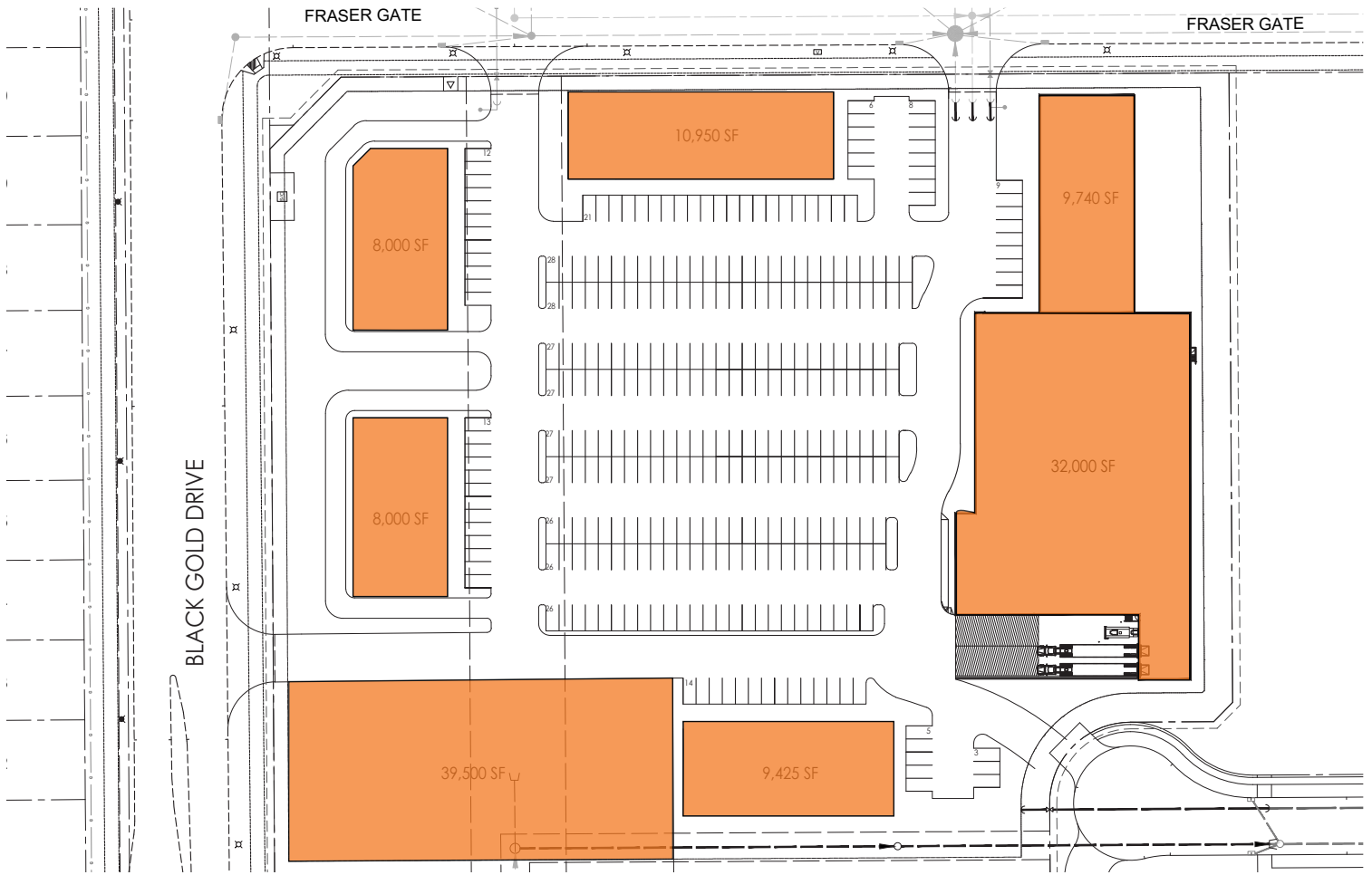
1. Rollyview Road
2. Black Gold Drive
3. Queen Elizabeth Highway



## CONTACT

Shauna Hazlett  
+1.780.945.2797  
shazlett@melcor.ca

Explore all available properties at  
[melcorspace.ca](http://melcorspace.ca)



■ AVAILABLE   
 ■ OCCUPIED   
 ■ PENDING

▲ SITEPLAN

# ROLLYVIEW

## CURRENT OPPORTUNITIES:

Anchor, CRU, PAD, Office, Hotel

### SITE HIGHLIGHTS:

Intersection:	Rollyview Road & Black Gold Drive
GLA	105,000
Signage Opportunities	Pylon



*Master-planned and developed by Melcor*



## CONTACT

Shauna Hazlett  
 +1.780.945.2797  
 shazlett@melcor.ca

Explore all available properties at  
[melcorspace.ca](http://melcorspace.ca)