



RETAIL SPACE



LEDUC COMMON

50 Avenue | Discovery Way
Leduc, AB

AREA DEMOGRAPHICS:

Household Income:	Primary: \$93,927 Secondary: \$29,522
Traffic Count:	Highway 2: 88,450 vpd
Trade Area Populations:	Primary: 33,032 Leduc County: 14,416 Devon: 6,632
Daytime Population:	36,566 (5km)

Leduc's Shopping Destination

▲ EDMONTON INTERNATIONAL AIRPORT

▼ LOCATER MAP



MELCOR

CONTACT

Shauna Hazlett
+1.780.945.2797
shazlett@melcor.ca

Nathan Wanchulak
+1.780.945.4657
nwanchulak@melcor.ca

Explore all available properties at
melcorspace.ca



AVAILABLE
 OCCUPIED
 PENDING
 ▲ SITEPLAN

LEDUC COMMON

SITE HIGHLIGHTS:

Intersection	50 Avenue & Discovery Way
GLA	489,000 sf
2026 Operating Costs	\$4.78 - \$12.60 /sf

MELCARE ♥

Experience best-in class property management with our online MelCARE service portal. Our Tenants can easily submit work orders, track progress and receive timely updates - anytime, on any device



MELCOR

CONTACT

Shauna Hazlett
+1.780.945.2797
shazlett@melcor.ca

Nathan Wanchulak
+1.780.945.4657
nwanchulak@melcor.ca

Explore all available properties at melcorspace.ca