



ROLLYVIEW

Rollyview Road | Black Gold Drive
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

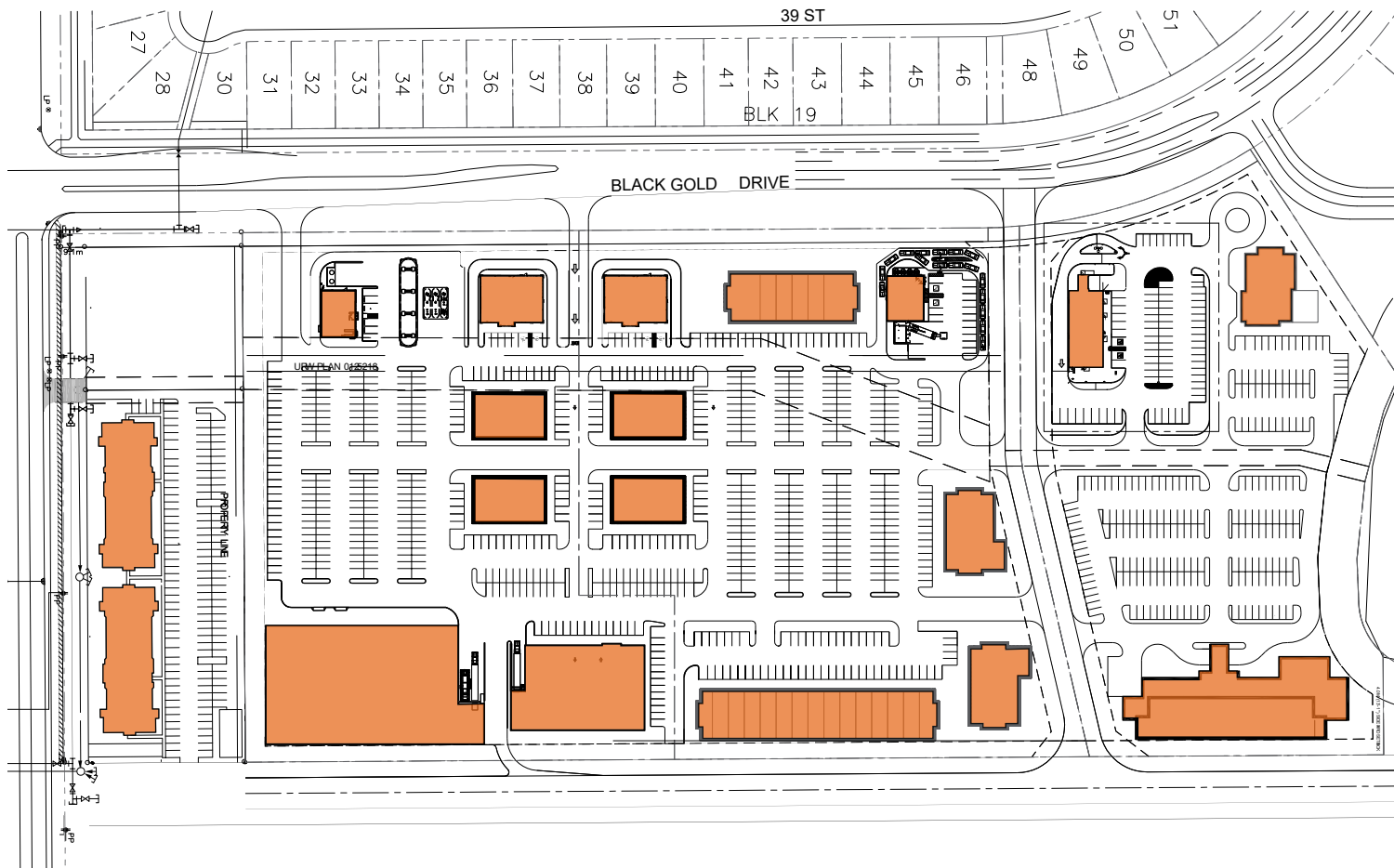
MELCOR

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■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING

▲ SITEPLAN

ROLLYVIEW

CURRENT OPPORTUNITIES:

Anchor, CRU, PAD, Office, Hotel

SITE HIGHLIGHTS:

Intersection:	Rollyview Road Black Gold Drive
GLA	105,000 sf
Signage Opportunities	Pylon (\$)



**Master-planned and
developed by Melcor**

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