



# LEDUC COMMON

50 Avenue | Discovery Way  
Leduc, AB

## AREA DEMOGRAPHICS:

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

▲ EDMONTON INTERNATIONAL AIRPORT

▼ LOCATER MAP



**MELCOR**

CONTACT

Kelsey Bronetto  
+1.780.945.4657  
kbronetto@melcor.ca



@melcordev  
melcorspace.ca



■ AVAILABLE    
 ■ OCCUPIED    
 ■ PENDING    
 ▲ SITEPLAN

# LEDUC COMMON

## MEL | CARE ♥

As a Melcor tenant, you can download our Customer Care App, MelCARE, and submit services requests in a snap.



### SITE HIGHLIGHTS:

Intersection	50 Avenue & Discovery Way
GLA	489,000 sf
2022 Operating Costs	\$5.99 - \$11.76 /sf



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