



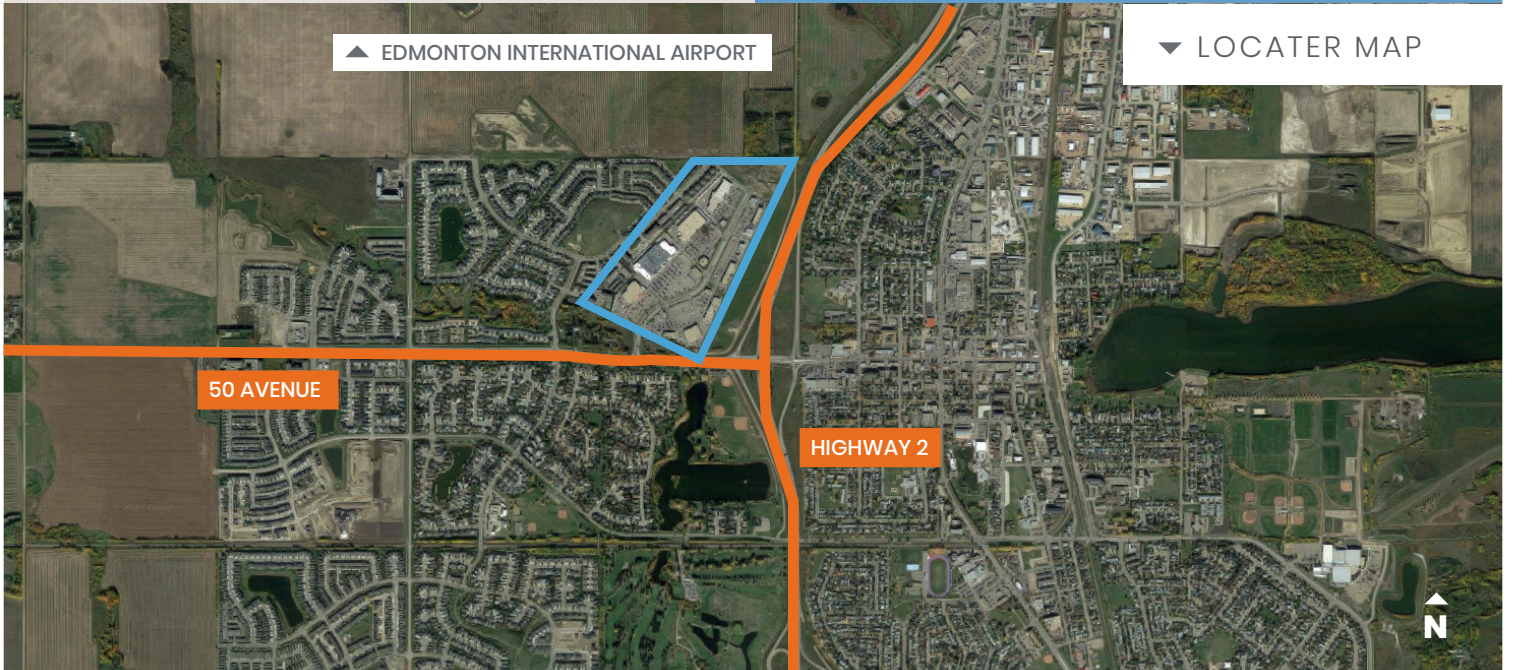
LEDUC COMMON

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



MELCOR

CONTACT

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■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING
 ▲ SITEPLAN

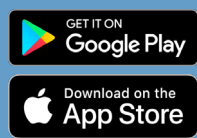
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SITE HIGHLIGHTS:

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

MEL | CARE ♥

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



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