

## Leduc Common

50 Avenue & Discovery Way  
Leduc, AB



## Anchor Opportunity Available

- Various retail bays available for lease up to 24,264 sf
- Join Walmart, Canadian Tire, Rona, PetSmart, Planet Fitness and other major national retailers in Leduc's premiere power centre
- Excellent site access and outstanding exposure to the QEII Hwy
- Leduc Common also draws from Nisku Business Park, Wetaskiwin, Drayton Valley and Camrose as part of a large secondary market
- Kids Valley Daycare & Osmow's now open!



**36,060** population of Leduc (2023)



**82,480** vpd along Highway QEII (2023)



**\$134,286** average household income of Leduc (2023)



**34,412** daytime population (within 5km)

*Demographics: Sitewise, 2023 estimate within 5km, Leduc Municipal Census.  
Traffic source: Government of Alberta*

**Get more  
information**

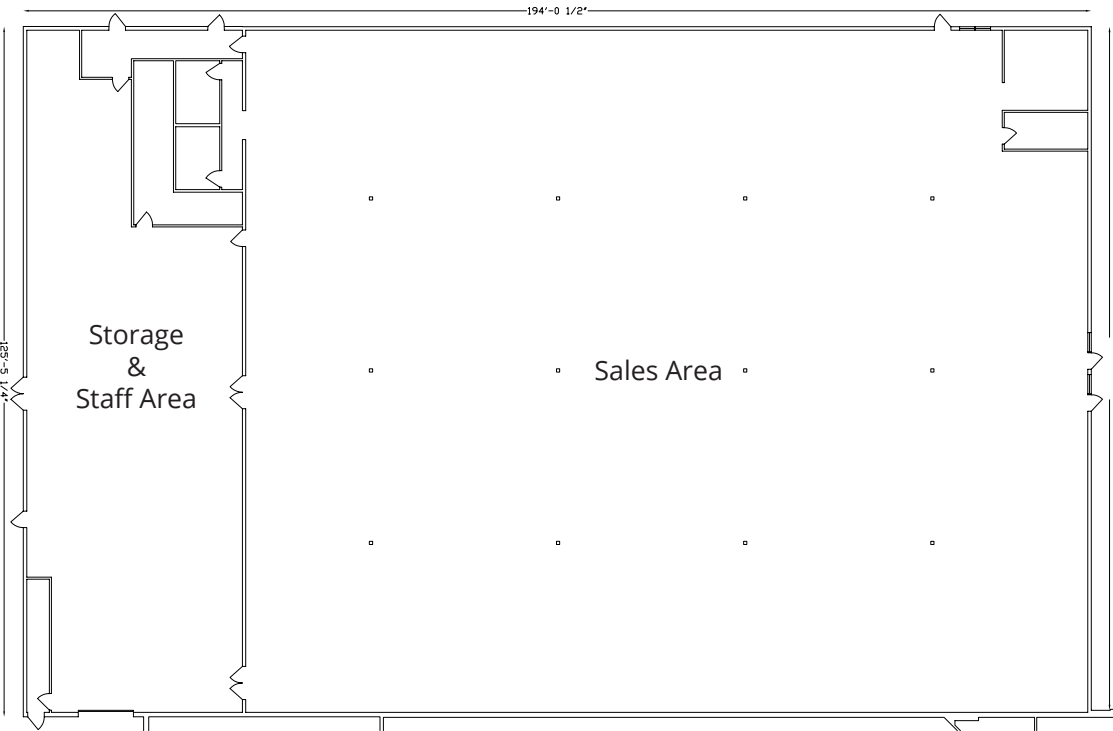
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## Site Plan





Floor Plans



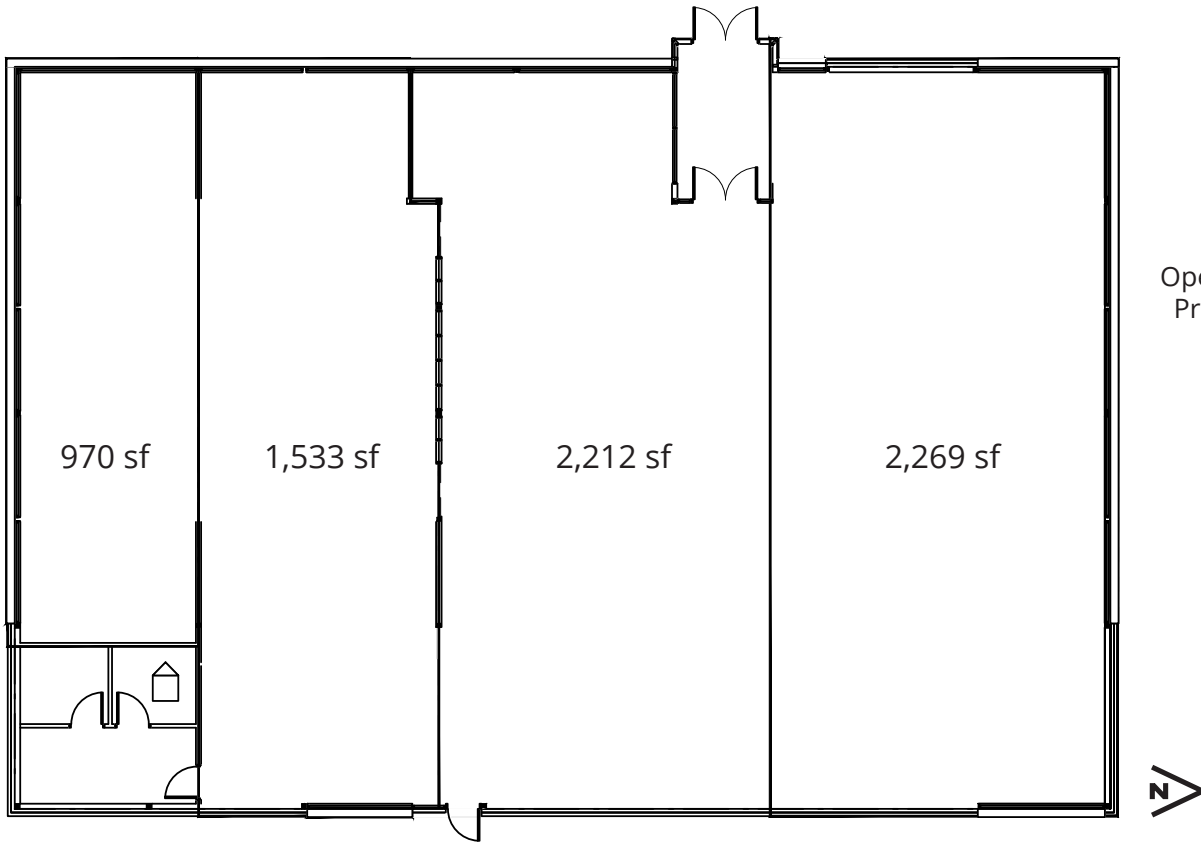
24,264 sf

Lease Rates  
Market

Additional Rent  
Operating Costs: \$3.71  
Property Taxes: \$2.72  
Total: \$6.43  
(2025)



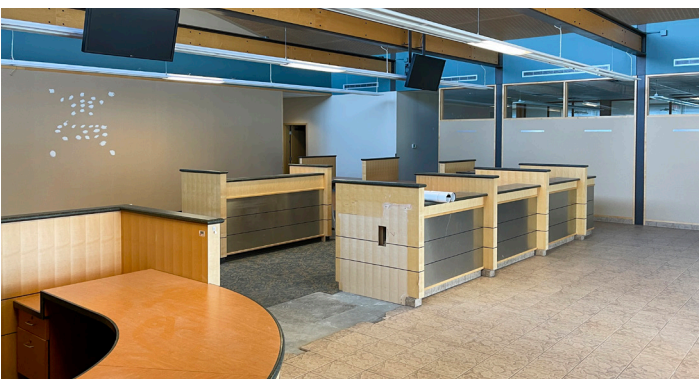
## Floor Plans



6,984 sf

Lease Rates  
Market

Additional Rent  
Operating Costs: \$4.08  
Property Taxes: \$7.99  
Total: \$12.07  
(2025)







## Area Overview

Leduc Common is an exceptionally well-positioned retail development, anchored by Walmart, Canadian Tire, and Rona. A handful of other major retailers including Sport Chek, Winners, and Michael's have recently added to the draw of this major power centre.

The centre is located in the heart of a rapidly growing Leduc market. The most recent Municipal Census (updated May 2023), highlights Leduc's population of 36,060 people. This is an increase of over 9.2% over in the last 4 years (2019 - 2023).

The trade area for this shopping centre is vast, and includes the daytime population of Nisku Business Park, which is home to approximately 1,457 businesses (within 5km). We estimate the secondary trade area for Leduc Common at 10,231 (2023 est.).

Leduc offers a significantly lower property tax rate than Edmonton, as well as a higher median income, leading to a strong workforce comprised of predominantly a blue-collar community, with a strong work-force. Unemployment as of 2023 currently sits at 5.9%, which is low compared to the Edmonton unemployment rate of 6.1% (2023).

The Edmonton International Airport (EIA), located 6 km to the north is a major employer, and many people within Leduc and neighboring communities rely heavily on the existing and future services on-site.

Many recent & future construction projects in the EIA lands (Premium Outlet Collection Mall, Century Mile Race Track & Casino, Aurora Sky, among others), add to the workforce required from the Leduc labour market.



**94,443 primary trade area population**



**9.2% growth over the past 4 years  
(2019 - 2023)**



**Shopping destination for Leduc**

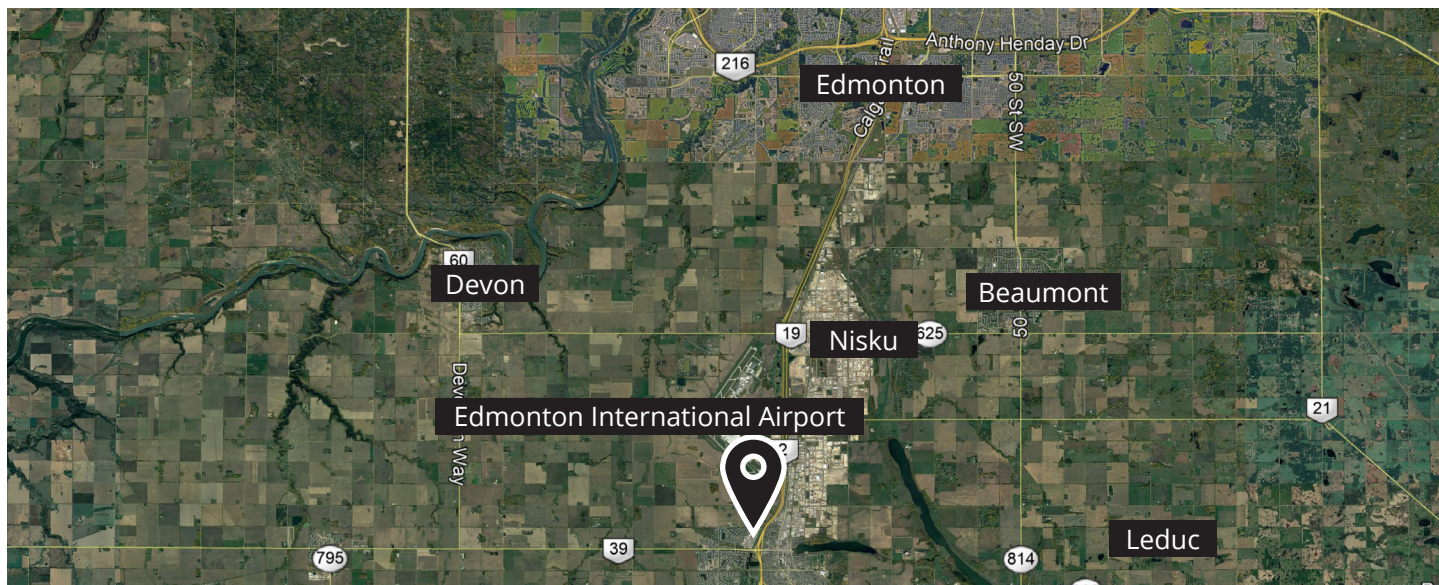


**Edmonton International Airport: 9 mins  
Leduc Central Business Centre: 4 mins**



For Lease

Leduc Common



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