



THE VILLAGE AT BLACKMUD CREEK

Ellerslie Road & Calgary Trail |
Edmonton, AB

AREA DEMOGRAPHICS:

Household
Income:

Primary: \$100,000
Secondary: \$80,000

Traffic Count:

Roadway 1: 36,000
Roadway 2: 48,920

Trade Area
Population:

21,624

*Vision of a high-profile, productive
and positive work environment.*

LOCATER MAP ▼



POPULATION:

- A. South Common: 165,000
- B. Millwoods: 100,000
- C. Summer Side: 16,000

MAJOR ROADWAYS:

- 1. Ellerslie Road SW
- 2. Queen Elizabeth II Highway

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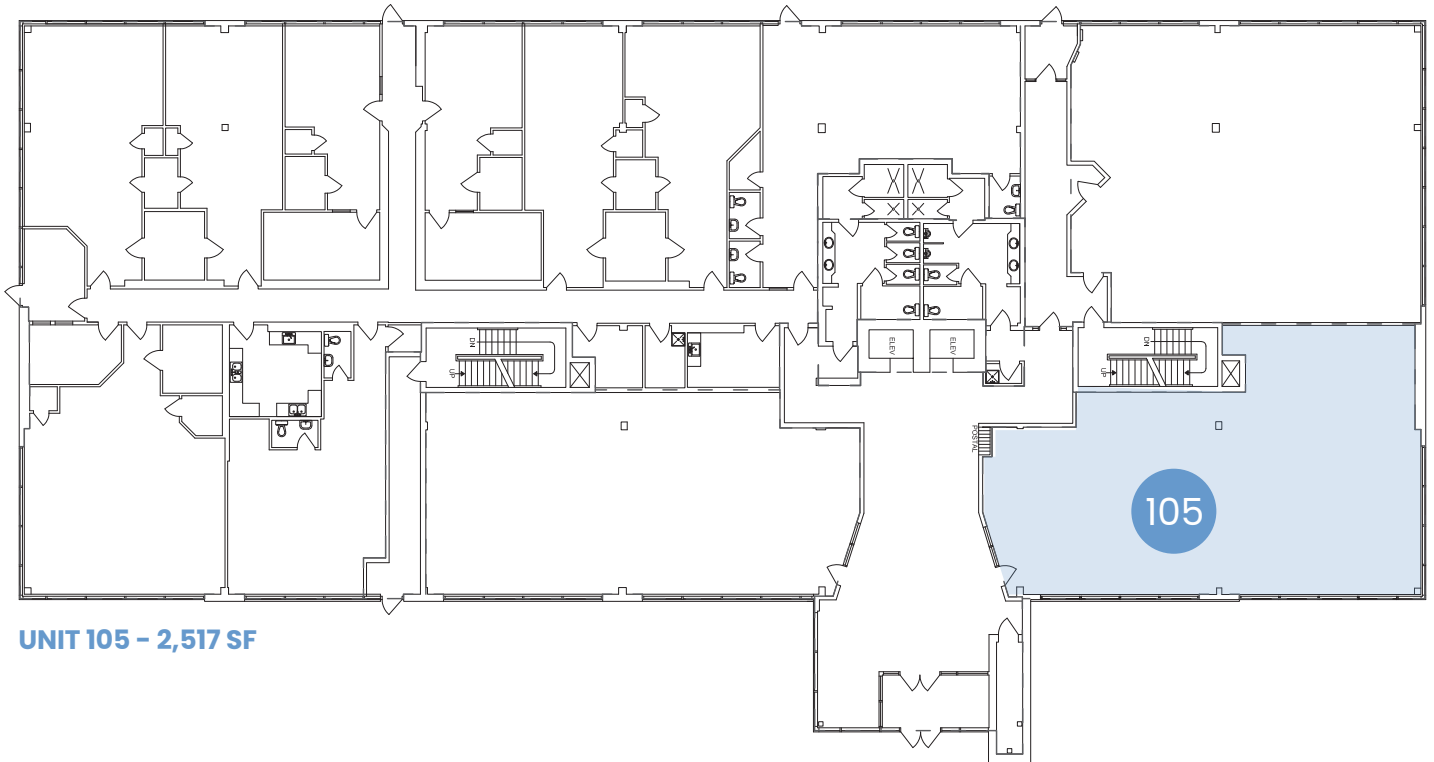
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Main Floor Plan



Available

▲ FLOORPLAN

THE VILLAGE AT BLACKMUD CREEK - FOUNTAIN TIRE PLACE

SITE HIGHLIGHTS:

Available Units	Unit 105 - 2,517 sf
GLA	47,716
2026 Operating Costs:	\$19.02
Signage Opportunities	Pylon (\$)



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■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING

▲ SITEPLAN

THE VILLAGE AT BLACKMUD CREEK

MAJOR TENANTS: **Fountain Tire**



SITE HIGHLIGHTS:

Intersection:	Ellerslie Road & Calgary Trail
GLA	725,000
2026 Operating Costs:	Office - \$21.50/sf Retail - \$14.58/sf
Signage Opportunities	Pylon (\$)



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