

**FOR SALE- EXCELLENT EXPOSURE**

**4312 Macleod Trail SW**

**Retail / Showroom / Warehouse**

**NAI Advent**

Commercial Real Estate Services, Worldwide.



**PRICE REDUCTION**

### Property **Features**

- Great location fronting onto Macleod Trail and surrounded by numerous amenities.
- Exposure to 53,000 VPD driving by on Macleod Trail north bound.
- Across the street from desirable residential areas and various amenities.
- Excellent signage.
- **Vendor Take-Back financing available.**
- **Please do not approach Tenants.**



For detailed information please contact :

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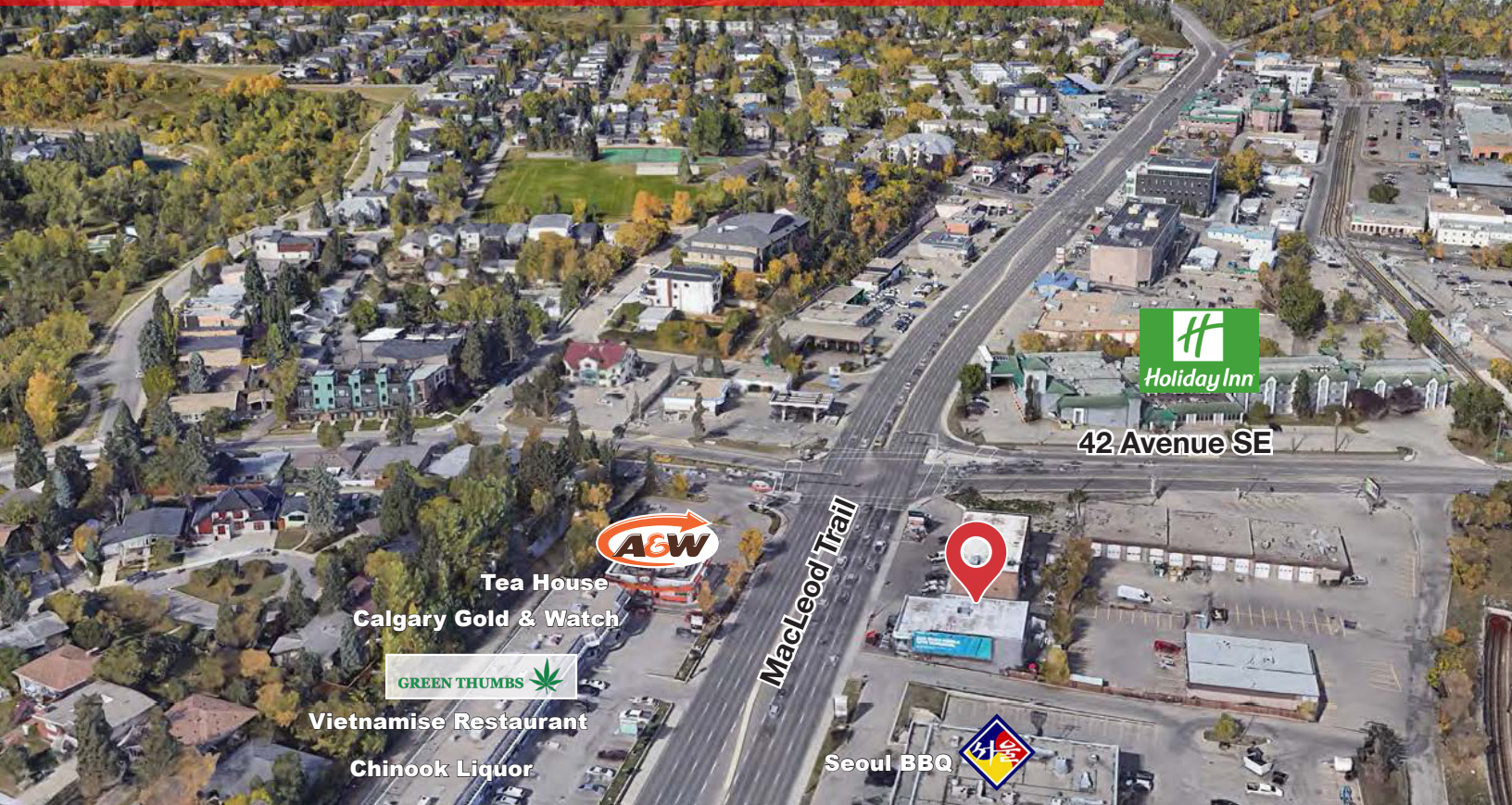
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## Property **Details**

**Submarket: Manchester**

**Zoned: C-COR3 (f3.0h46)**

**Year Built: 1978**

**Total Size: 7,904 +/- SF**

**Site Size: 0.17 +/- Acre**

**Sale Price: \$1,800,000.00  
\$1,490,000.00**

**Property Tax: \$32,670.70 (2023)**

**Ceiling Height: 10' clear (in warehouse)**

**Loading: 2 Drive-in (10' x 10') TBV**



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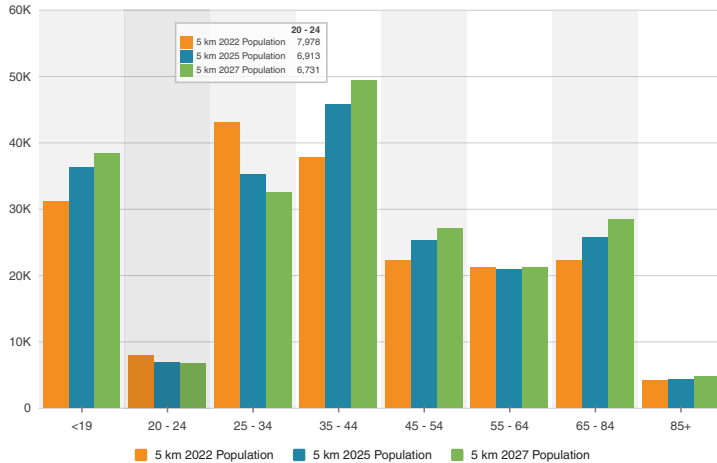
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## 4312 Macleod Trail SW

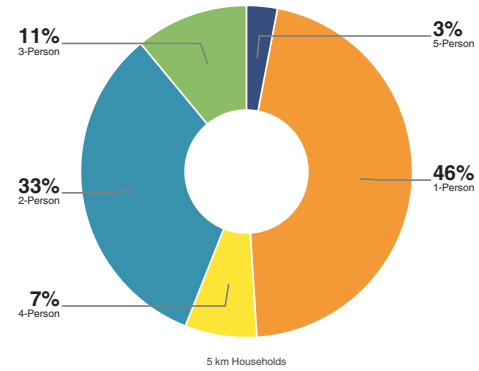
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### Area Demographics

#### POPULATION BY AGE



#### HOUSEHOLD SIZE



#### INCOME

	2 km	5 km	10 km
Avg Household Income	\$239,241	\$141,003	\$132,540
Median Household Income	\$98,863	\$78,325	\$82,371
Per Capita Income	\$115,910	\$71,877	\$57,599
Aggregate Household Expenditure	\$1.8B	\$11.6B	\$29.8B
Average Household Expenditure	\$182,793	\$120,449	\$115,212

#### INCOME BY # OF HOUSEHOLDS

	2 km	5 km	10 km
< \$40,000	\$1,918	25,426	60,735
\$40,000 - 60,000	1,167	13,195	36,134
\$60,000 - 80,000	947	10,579	29,129
\$80,000 - 100,000	966	10,179	29,369
\$100,000 - 150,000	1,335	14,712	44,328
\$150,000 - 200,000	790	9,666	29,296
\$200,000+	2,763	12,941	29,527

#### DAYTIME EMPLOYMENT

	2 km			5 km			10 km		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>All Businesses</b>	<b>24,389</b>	<b>1,981</b>	<b>12</b>	<b>236,030</b>	<b>12,972</b>	<b>18</b>	<b>447,326</b>	<b>26,644</b>	<b>17</b>
<b>Total Retail &amp; Service Businesses</b>	<b>3,185</b>	<b>292</b>	<b>11</b>	<b>21,354</b>	<b>1,736</b>	<b>12</b>	<b>57,963</b>	<b>3,736</b>	<b>16</b>
Auto Dealer & Parts	894	59	15	3,280	153	21	10,051	378	27
Books & Reading Materials	14	2	7	230	27	9	332	38	9
Clothing & Jewelry	143	25	6	3,113	334	9	5,276	603	9
Direct Seller	36	3	12	122	19	6	318	40	8
Drinking Places	100	4	25	694	43	16	1,460	85	17
Electronic Shopping	0	0	-	5	1	5	7	2	4
Food & Alcohol	291	24	12	2,385	151	16	7,703	336	23
Gas Station	26	6	4	349	35	10	852	114	7
Health Care	238	26	9	1,324	183	7	3,328	437	8
Home Furnishings & Supplies	298	37	8	1,708	145	12	3,253	280	12
Home Garden & Building Materials	277	28	10	1,415	89	16	5,471	253	22
Liquor & Convenience Stores	147	13	11	897	118	8	2,156	328	7
Office Supplies	109	6	18	318	55	6	7,622	106	72
Sporting Goods	291	24	12	1,476	122	12	2,694	241	11
Travel Accommodations & RV Camping	112	4	28	3,051	60	51	5,154	117	44
Miscellaneous Retail & Service Businesses 104	11	9	334	64	5	984	129	8	

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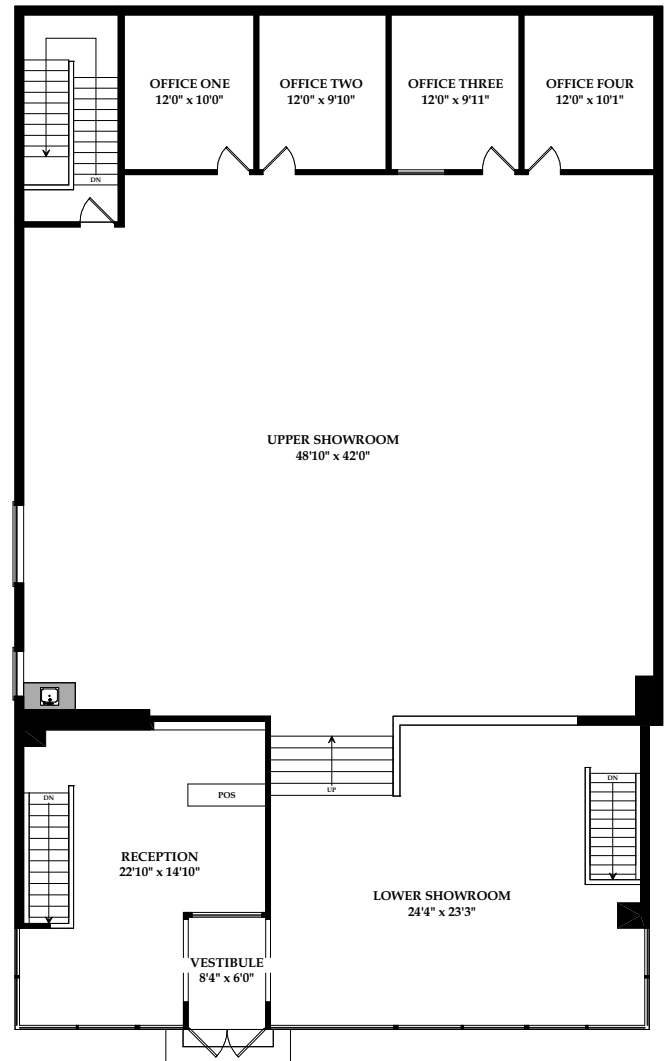
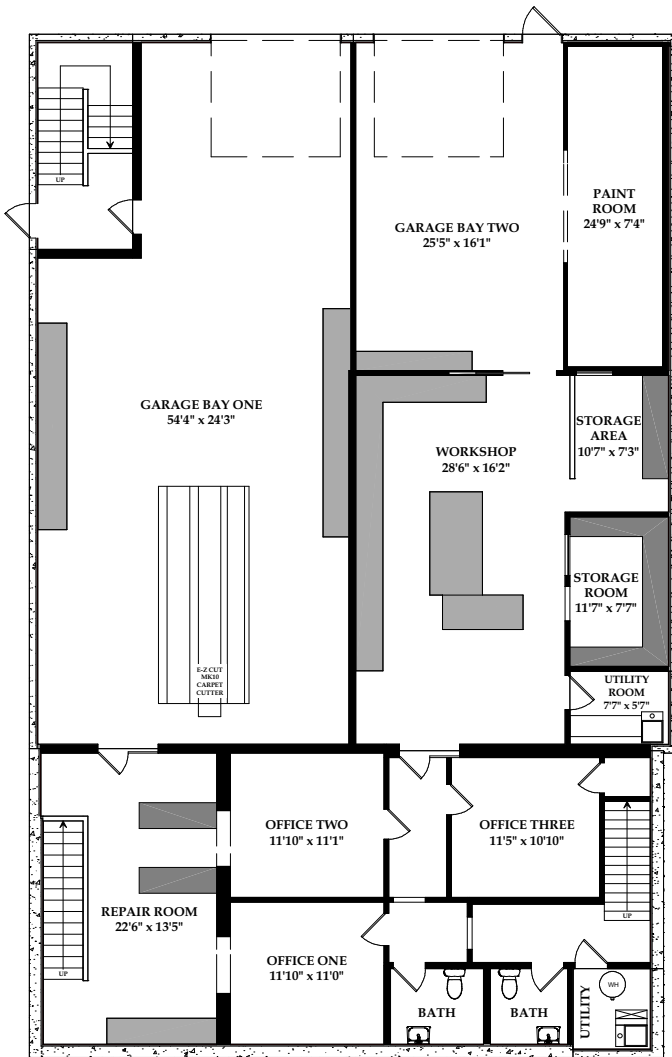
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## Floor Plan



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