

3,200 sf

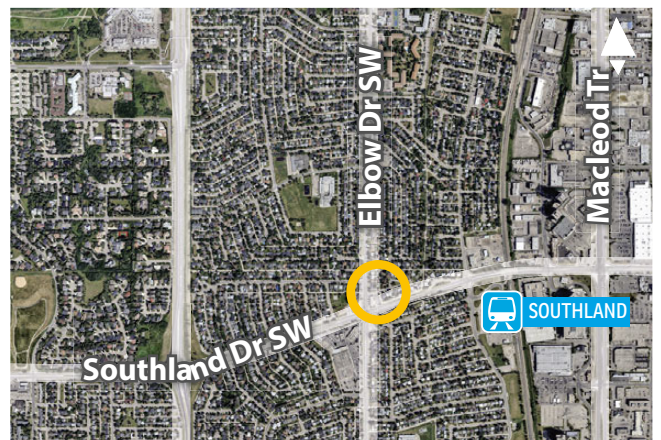
Unit 103/107 • Demisable



RETAIL SPACE FOR LEASE

13 Southland Cr. SW
Calgary

» Major intersection of Soutland Drive and Elbow Drive SW



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LOCAL
EXPERTISE
MATTERS

Area Demographics

(2 km radius)

Population **31,857** Median Age **42.1**

Average Household Income **\$127,516**

Current Consumption / Person

\$14,366
FOOD

\$5,818
HEALTH CARE

\$4,691
RECREATION

\$2,021
PERSONAL CARE

\$3,892
LIQUOR/TOBACCO

\$3,489
CLOTHING

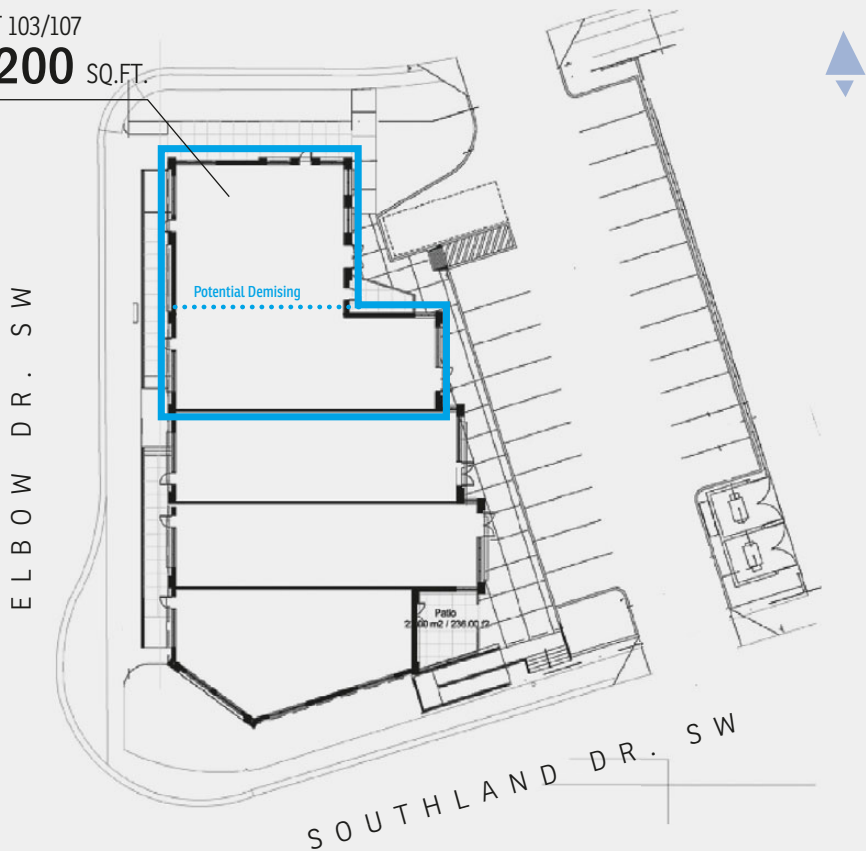
Source: Statistics Canada



- » Located within high-profile, densely populated area.
- » Excellent exposure to high traffic on Elbow Drive SW and Southland Drive SW.
- » In proximity to Southland LRT Station.

UNIT 103/107

3,200 SQ.FT.



LEASE INFORMATION

ADDRESS:
13 Southland Cr. SW, Calgary

COMMUNITY: Haysboro

AVAILABLE FOR LEASE:
3,200 sq. ft. – Unit 103/107 **DEMISABLE**

AVAILABILITY: June 2025

PARKING: 22 surface stalls

OP. COSTS AND TAXES: \$20.75 per sq. ft.

NET RENT: Market

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