

1,239 sf

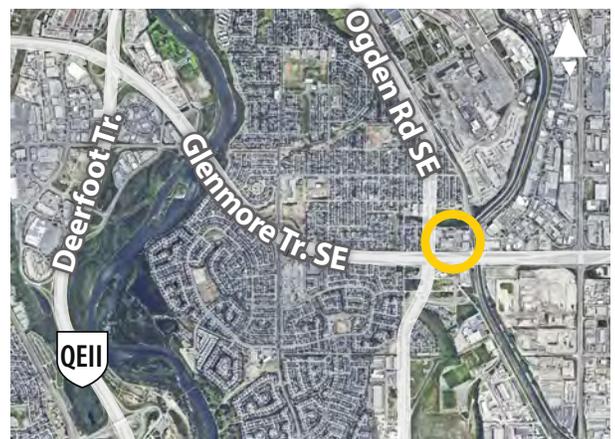
Unit 2126



RETAIL SPACE FOR LEASE

Glenmore Court Mall
2126 Glenmore Court SE, Calgary

» Located at intersection of Calgary's major arteries
– Glenmore Trail and Ogden Road SE



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LOCAL
EXPERTISE
MATTERS

Glenmore Court Mall is well-positioned at the intersection of Glenmore Trail and Ogden Road SE, benefiting from the high daytime employment in the nearby Ogden and Foothills industrial areas.



Strong local exposure and accessibility from the nearby communities of Ogden, Lynwood, and Riverbend.



AREA DEMOGRAPHICS (3 km radius)

Population **24,217** Median Age **42.6**

Average Household Income **\$136,689**

Current Consumption / Household

\$14,484 FOOD **\$3,474** HEALTH CARE

\$6,058 RECREATION **\$2,323** PERSONAL CARE

\$1,985 LIQUOR/TOBACCO **\$3,106** CLOTHING

Traffic Count **80,000** VEHICLES DAILY ON GLENMORE TR
13,000 VEHICLES DAILY ON OGDEN RD

Sources: Statistics Canada, City of Calgary

LEASE INFORMATION

MUNICIPAL ADDRESS:
2126 Glenmore Court SE, Calgary

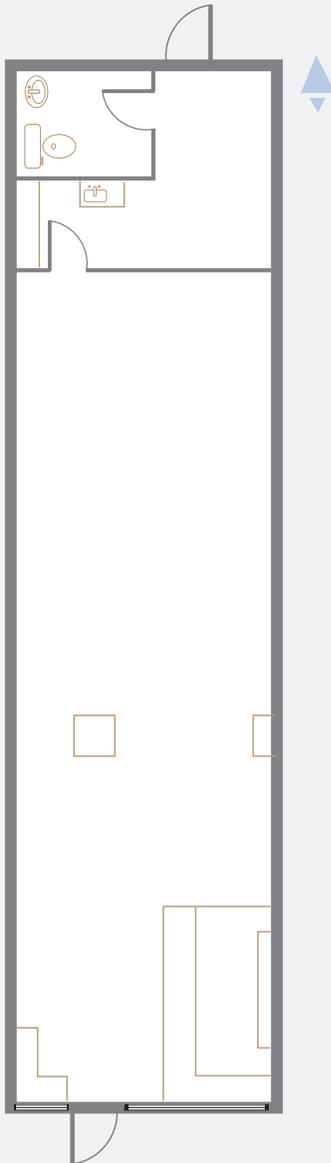
AVAILABLE FOR LEASE:
1,239 sq. ft. – Unit 2126

AVAILABILITY: Immediate

PARKING:
110 common surface stalls

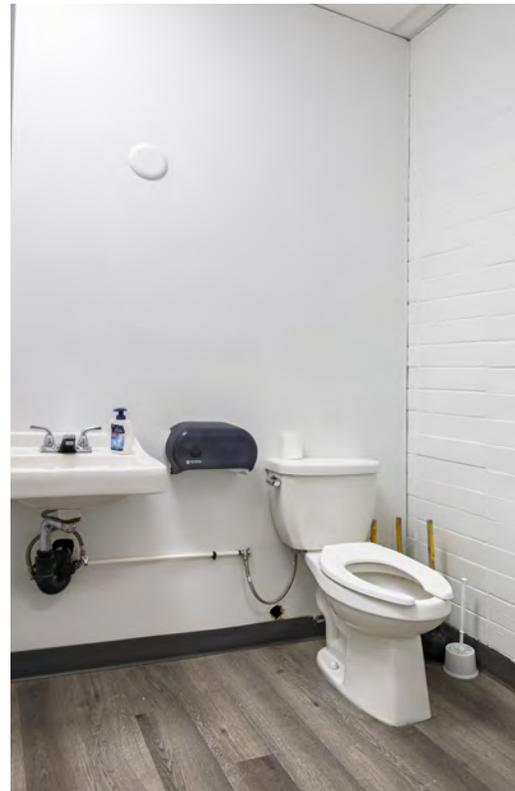
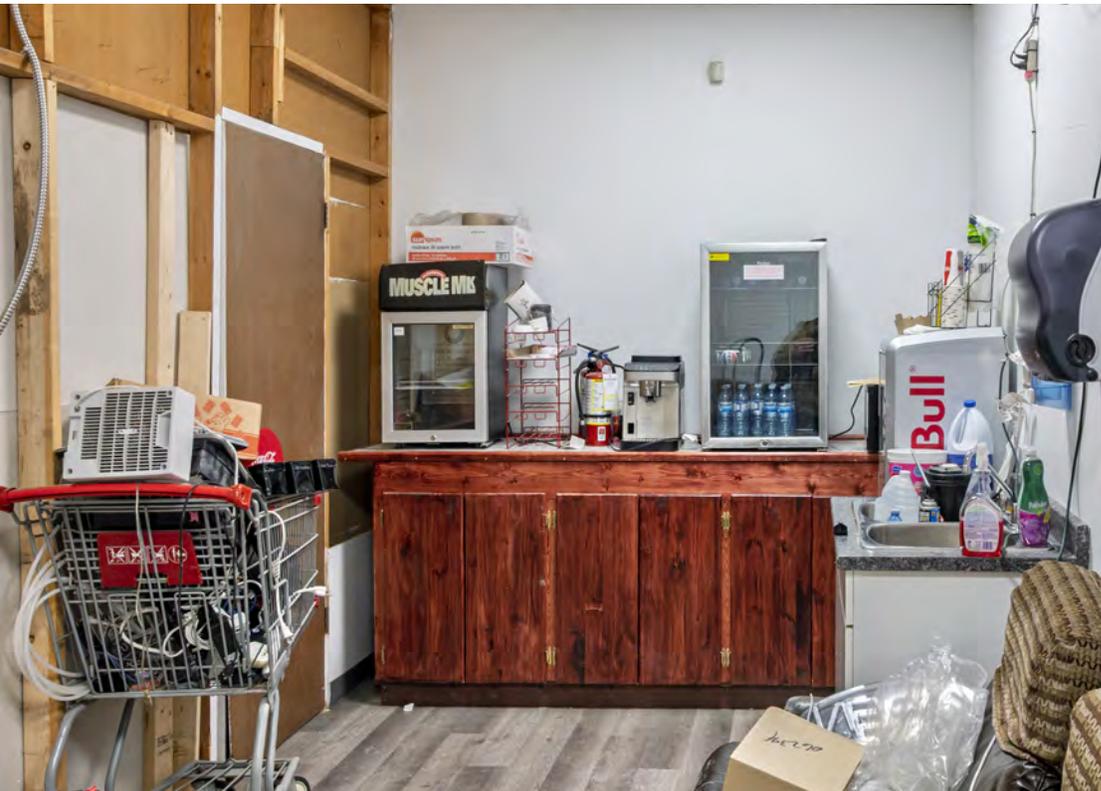
OP. COSTS AND TAXES:
\$7.75 per sq. ft. (est.)
Utilities separately metered.

NET RENT: Market



Not to scale. For reference only.





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LOCAL EXPERTISE MATTERS