

# FOR LEASE

INGLEWOOD SQUARE  
ST. ALBERT, ALBERTA



## NEWLY REDEVELOPED EXTERIOR



### Details

Bays: #10: 15,750 sq ft

CAM: \$4.75/sq ft

Taxes: \$3.95/sq ft

### Features

Primary Market: 27,000

Traffic: 32,000 cars/day

Excellent exposure adjacent to Safeway  
and across from St. Albert Centre and  
Canadian Tire.



Reed and Company Inc.  
200, 8712 – 51 Avenue  
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ST. ALBERT, RETAIL

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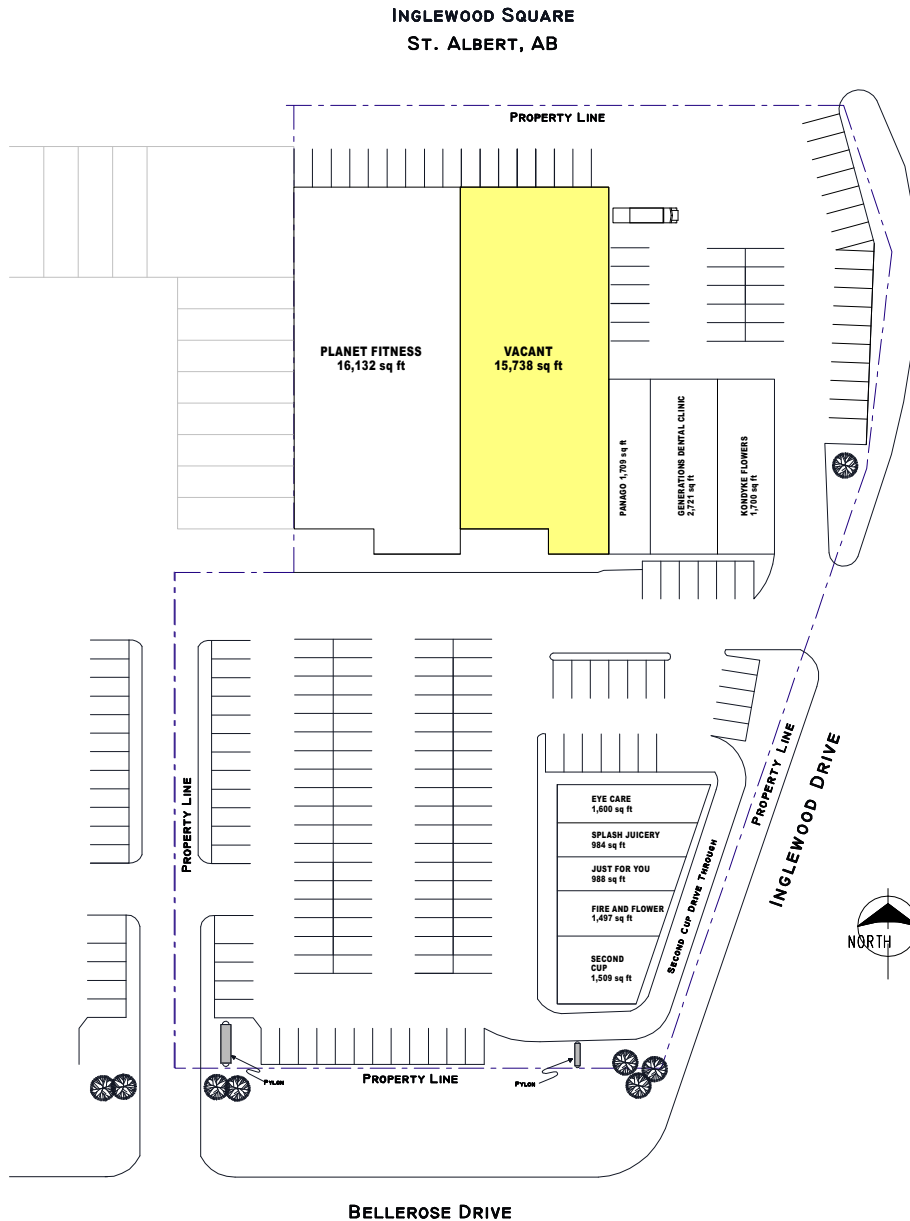


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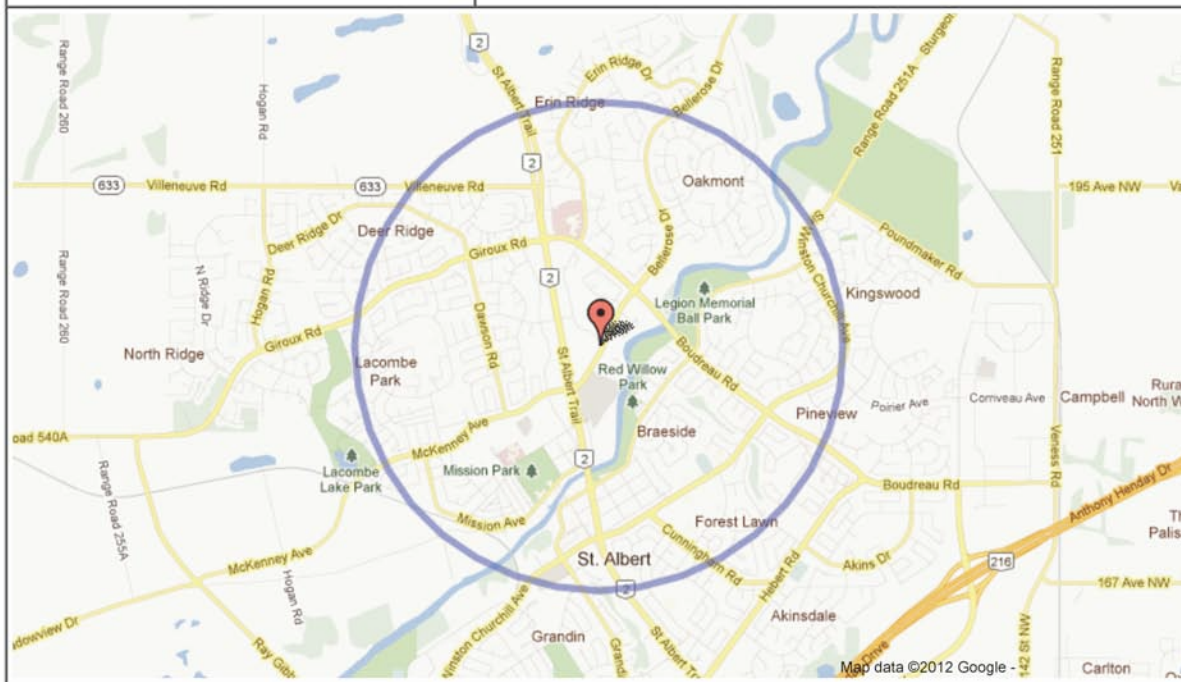
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## Overview of Inglewood Square

|                            |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
|----------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Population</b>          |        | <b>Top Lifestyles:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |
| Total population           | 27,028 | <b>Cluster D - NEST BUILDERS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 26.78% |
| Population with age 0-14   | 16.78% | <ul style="list-style-type: none"> <li>• Renovators</li> <li>• White Collar Families</li> <li>• Little Luxuries</li> <li>• Home &amp; Garden</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                               |        |
| Population with age 15-24  | 15.35% | Typical, middle, urban Canadians who prefer to invest in and renovate (1.3X average) their homes. Average income: \$100,799; house value \$421,909, and household size 2.83. They are slightly above average in education, working in administration, management, natural and applied sciences. They have 25% above average of British, Dutch, Italian, Polish heritages and many live in Edmonton and Calgary. Besides home renovation, they read about business, mystery, sports and gardening. Except Golf (24% more) they engage in sports like average Canadian. |        |
| Population with age 25-34  | 11.21% | <b>Cluster B - ELITE PROFESSIONALS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 19.11% |
| Population with age 35-44  | 12.67% | <ul style="list-style-type: none"> <li>• Highly Educated</li> <li>• Techno Savvy</li> <li>• Urban Families</li> <li>• Greying Boomer</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Population with age 45-54  | 17.21% | <b>Cluster E - BUY ME A NEW HOME</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 15.89% |
| Population with age 55-64  | 14.21% | <ul style="list-style-type: none"> <li>• Double Earners</li> <li>• Young Families</li> <li>• Home Buyers</li> <li>• Home &amp; Garden</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                      |        |
| Population with age 65+    | 12.57% |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| <b>Household</b>           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Total number of households | 9,824  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Household size             | 2.81   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| <b>Dwelling</b>            |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Percent: owners            | 87.09% |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Percent: tenants           | 12.91% |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |



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