



CREEKSIDE CROSSING

124 8 Street SW, Airdrie, Alberta

100% LEASED

HEATHER WIETZEL
Direct: (403) 206-6046
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TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

Creekside Crossing, an established outdoor shopping centre, located on two major connector roads in the heart of west Airdrie.

- Located on the prominent corner of 8th Street and 1st Avenue
- Anchored by Sobey's grocery store
- Abundant, free parking for tenants and customers
- Digital pylon signage available on 8th Street
- Targeted Uses: food and beverage, medical, beauty, fitness and education



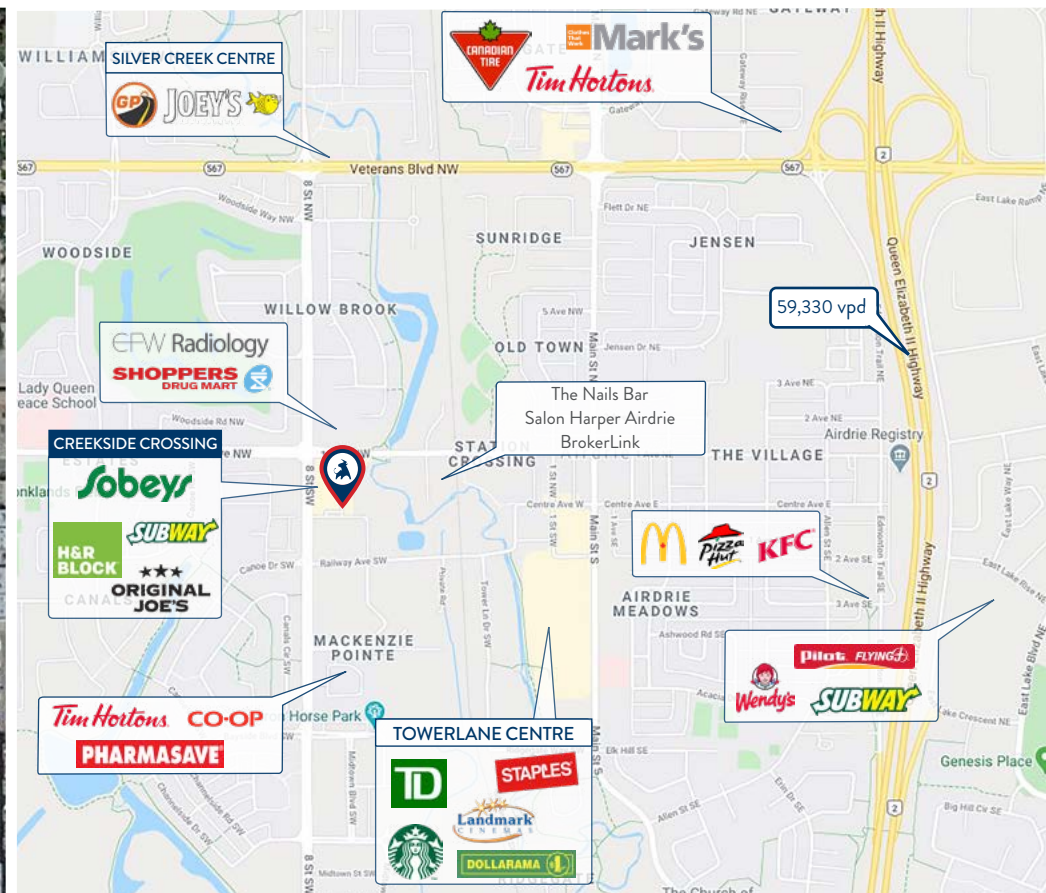
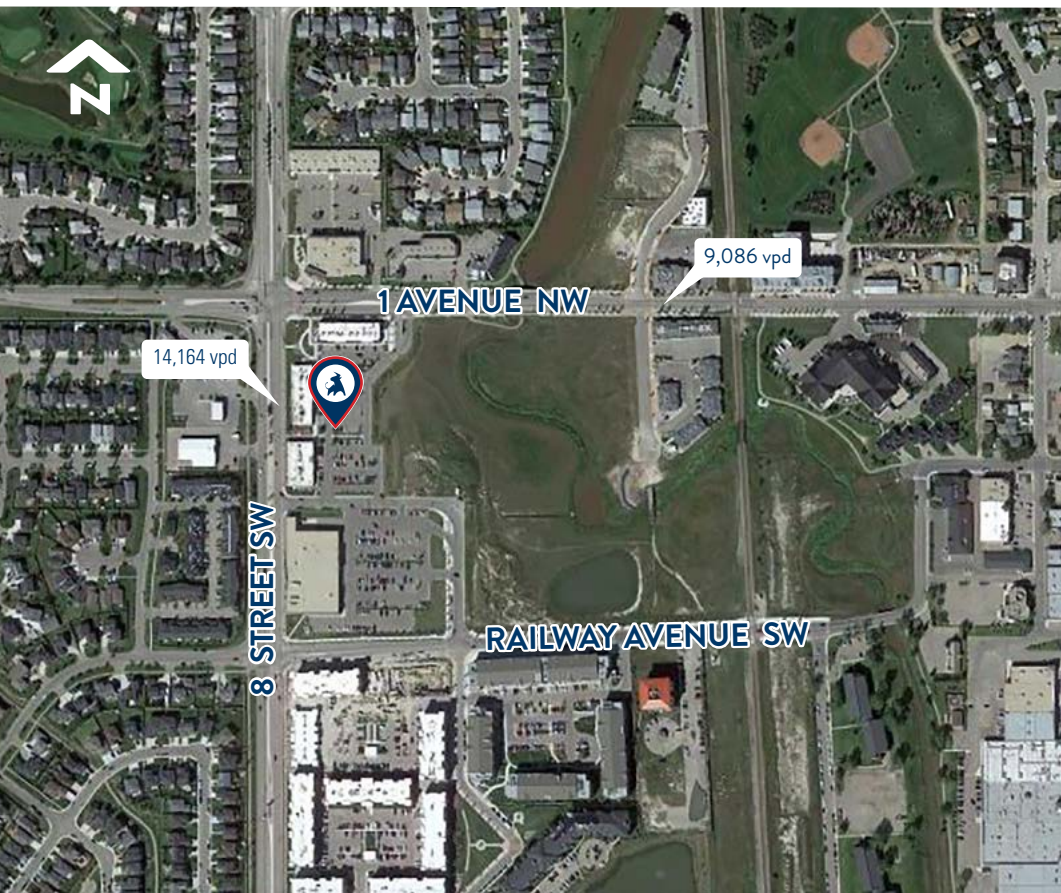
ABOUT

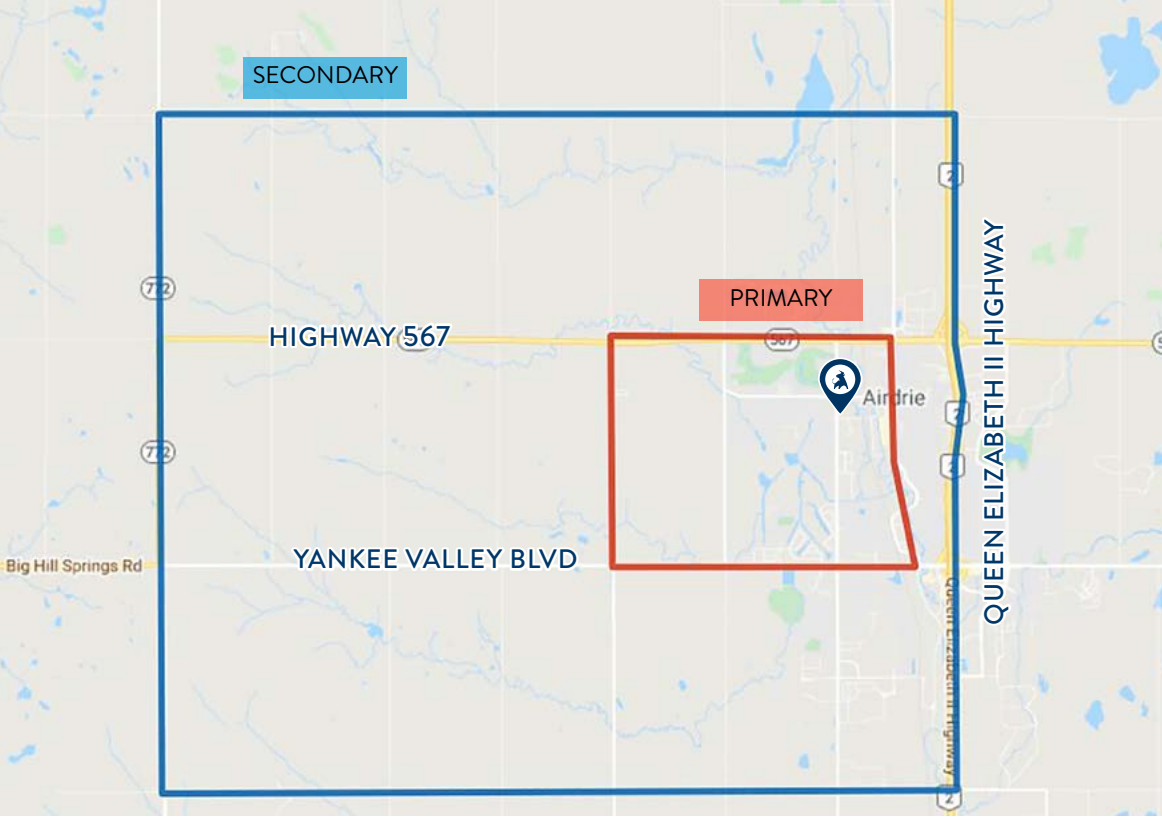
LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > Over 23,000 vehicles pass the site daily, with convenient access to Main Street
- > Continued population growth expected in trade area, further increasing retail demand

- > 16 schools within a 5 min drivetime ranging from K-12
- > Central to surrounding communities including Willow Brook, Woodside and Airdrie Meadows, with a total population of 10,362 residents





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

| | |
|------------|--------|
| Primary: | 26,533 |
| Secondary: | 57,302 |
| Airdrie: | 74,100 |



DAYTIME POPULATION

| | |
|------------|--------|
| Primary: | 14,644 |
| Secondary: | 36,316 |



AVERAGE AGE

| | |
|------------|------|
| Primary: | 35.6 |
| Secondary: | 34.5 |
| Airdrie: | 34.8 |



HOUSEHOLD INCOME

| | |
|------------|-----------|
| Primary: | \$116,885 |
| Secondary: | \$121,568 |
| Airdrie: | \$122,700 |

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Site: 71,152 sq ft
Retail Size: 31,971 sq ft

LANDLORD

GWL Realty Advisors

ZONING

M3

PARKING

351 surface stalls

MUNICIPAL ADDRESS

124 8 Street SW, Airdrie AB

YEAR BUILT

2010

LEGAL DESCRIPTION

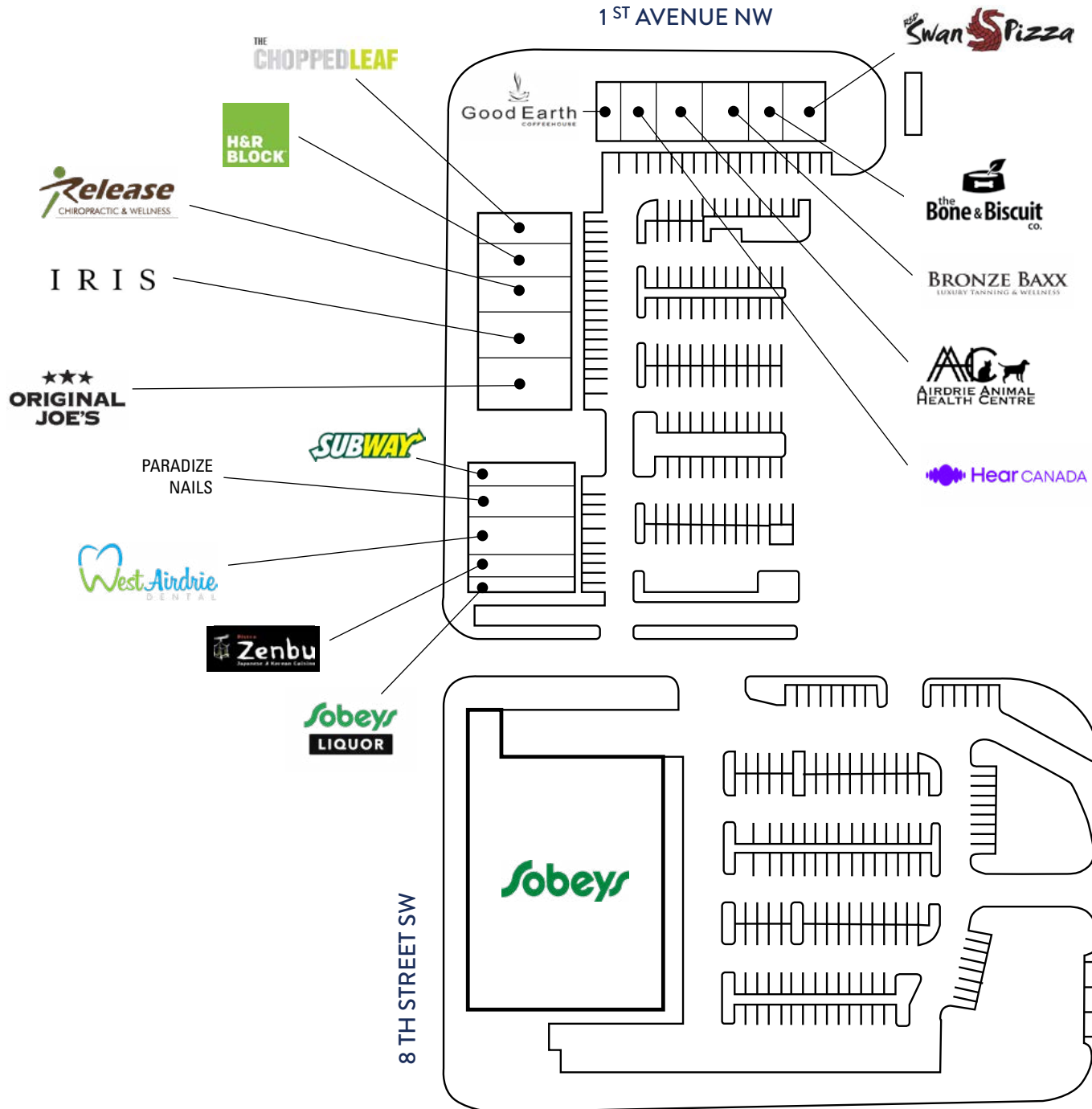
Plan: 10150
Block: 1
Lot: 5



TENANTS



SITE PLAN



CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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Calgary, Alberta, T2R 1L9



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

