



# CREEKSIDЕ CROSSING

124 8 Street SW, Airdrie, Alberta

100% LEASED

ABBY BILLARD

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## 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





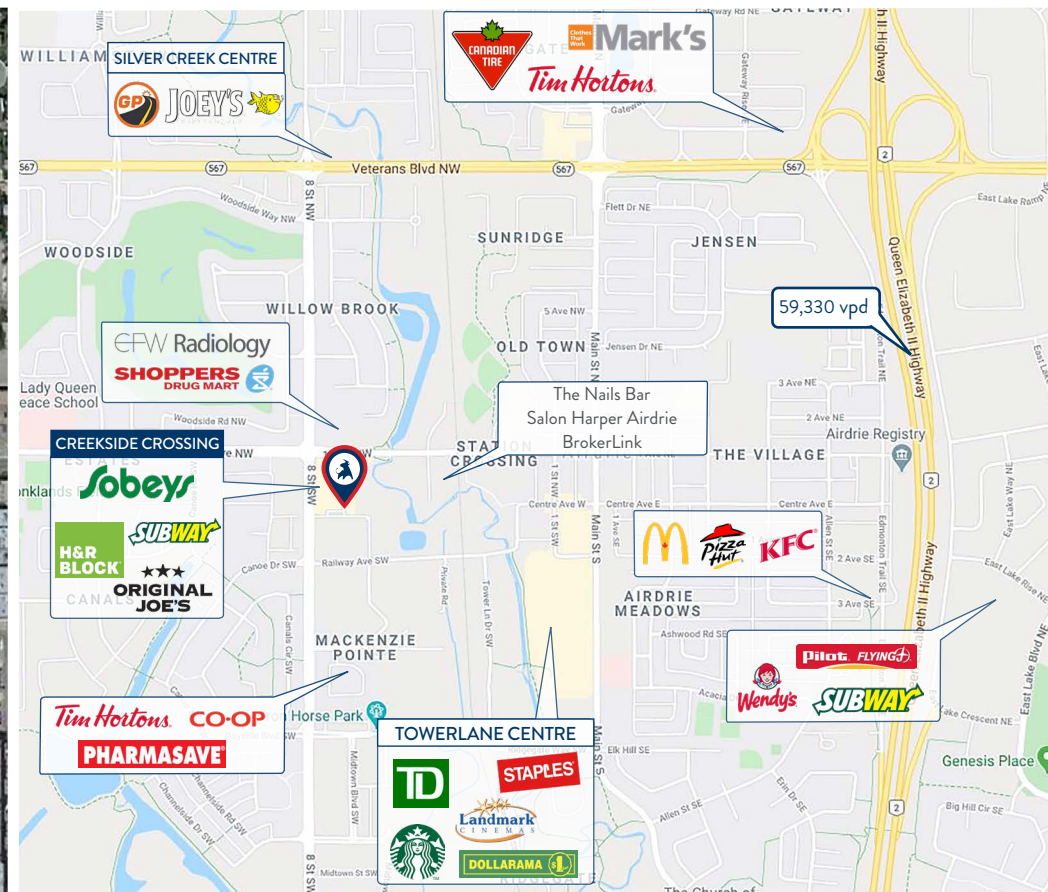
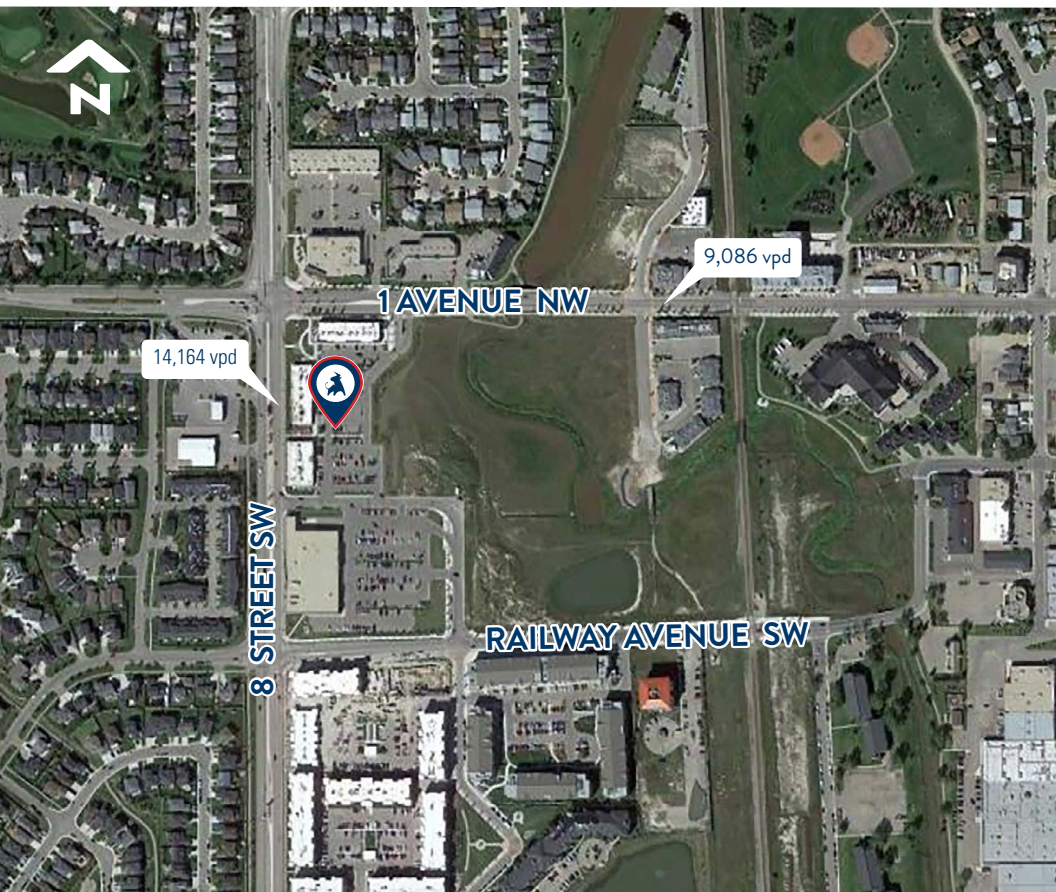
## ABOUT

# LOCATION HIGHLIGHTS

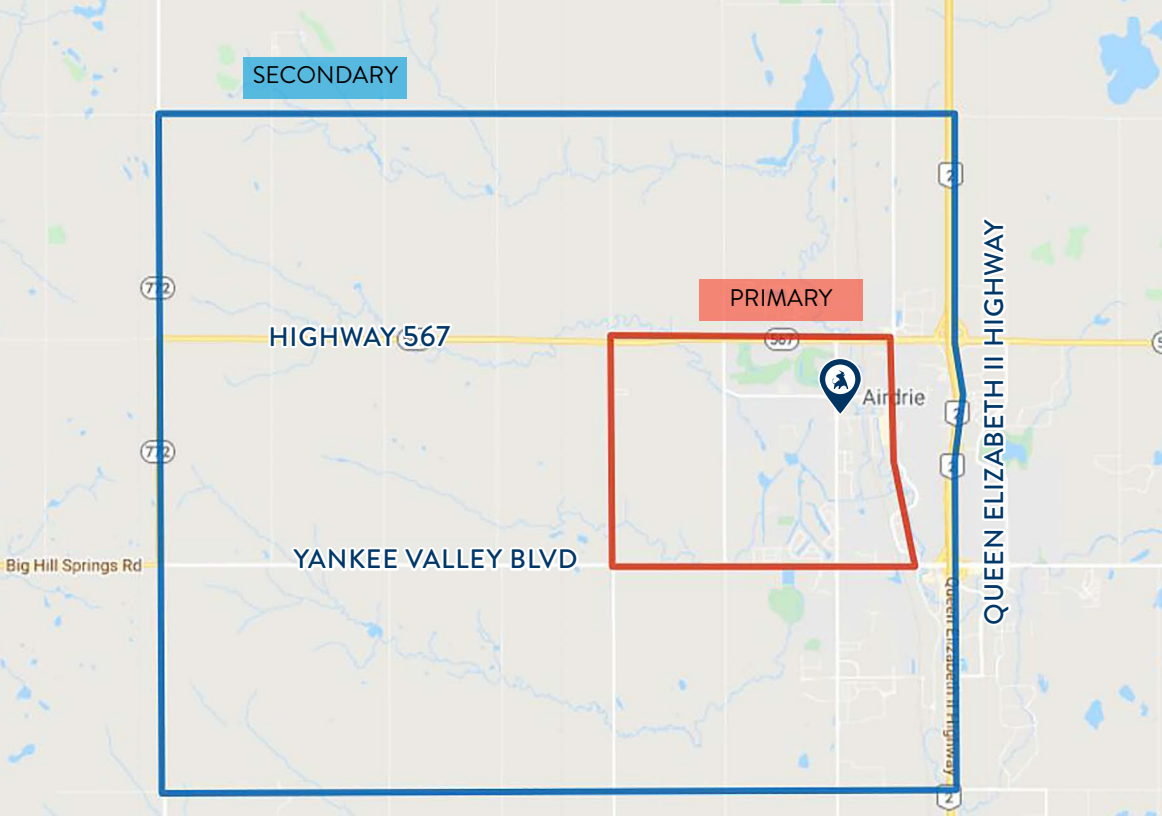
- Over 23,000 vehicles pass the site daily, with convenient access to Main Street
- Continued population growth expected in trade area, further increasing retail demand

[VIEW ON GOOGLE MAPS](#)

- 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



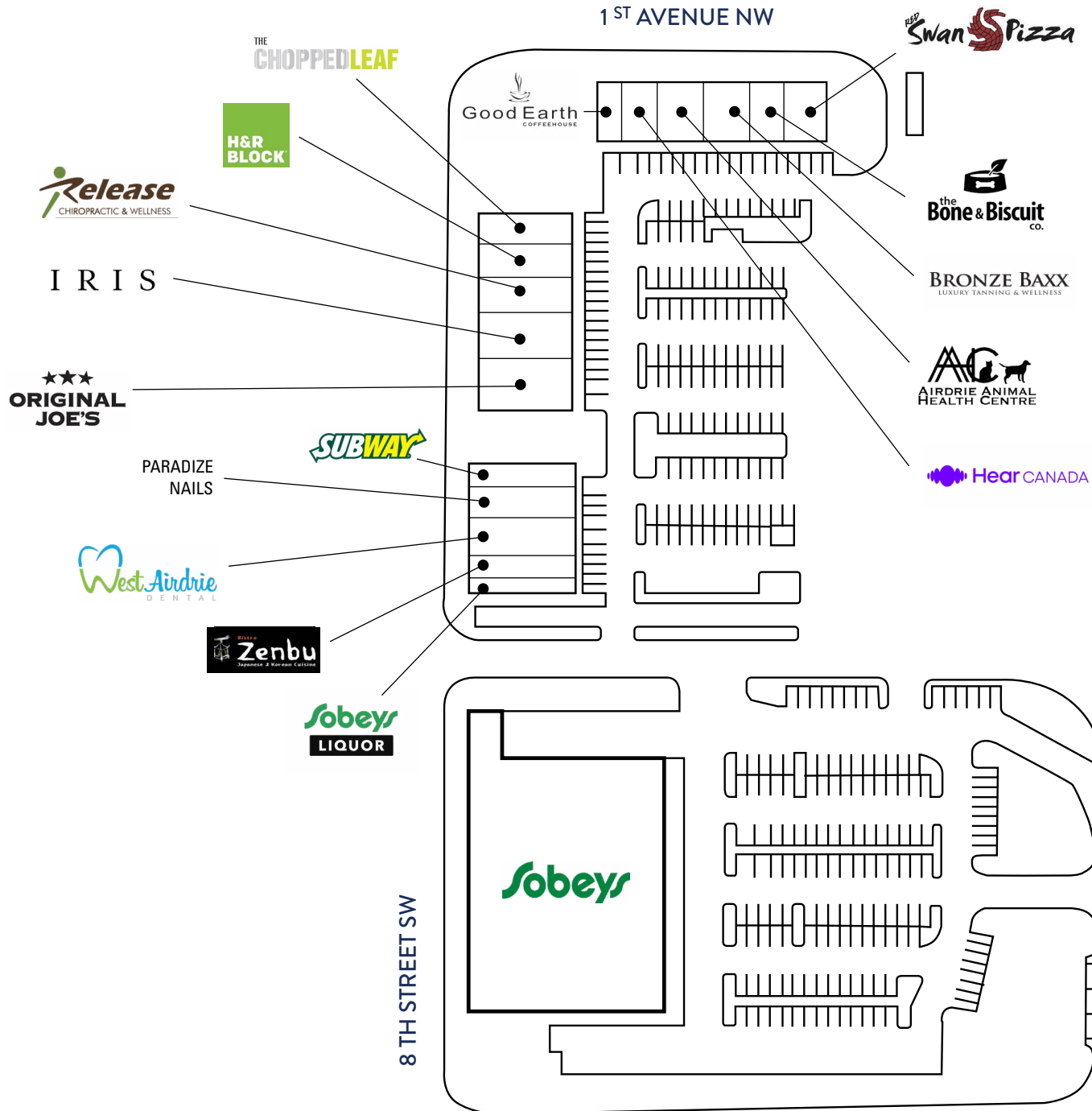
## TENANTS



I R I S



# SITE PLAN





## CONNECT WITH US

# CONTACT

### GENERAL



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



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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.

