

3,000 sf

Bay 4

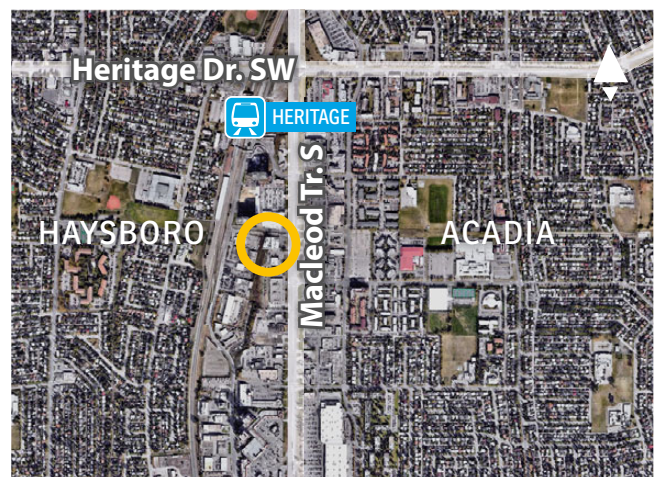


RETAIL SPACE ON MACLEOD TR. S FOR LEASE

Centre 89

8989 Macleod Trail S, Calgary

- » High-exposure location on Macleod Trail S.
- » Shadow-anchored by Save-on-Foods and the Shops at Heritage.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

AREA DEMOGRAPHICS

(2 km radius)



Population
32,594



Median Age
41.6



Average Household Income
\$119,690

Current Consumption / Household



\$13,946
FOOD



\$5,426
HEALTH CARE



\$4,447
RECREATION



\$1,926
PERSONAL CARE



\$3,868
LIQUOR/TOBACCO



\$3,244
CLOTHING



Daytime Employment

21,723
EMPLOYEES

1,679
BUSINESSES



Traffic Count

53,000 VEHICLES DAILY ON
MACLEOD TR. S

Sources: Statistics Canada, City of Calgary, CoStar



- » Located on Macleod Trail S, offering high exposure to more than 53,000 vehicles each day.
- » Shadow-anchored by Save-on-Foods and the Shops at Heritage.
- » Walking distance to Heritage LRT Station.



LEASE INFORMATION

MUNICIPAL ADDRESS:
8989 Macleod Trail S, Calgary

ZONING:
Zoning: C-Cor 3

AVAILABLE FOR LEASE:
3,000 sq. ft. – Bay 4

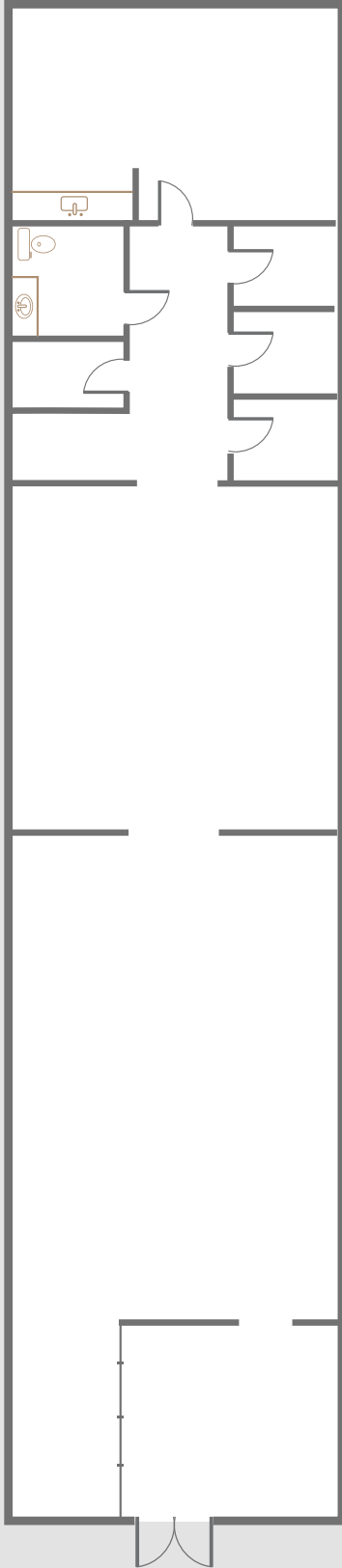
AVAILABILITY: October 1, 2025

OP. COSTS AND TAXES:
\$7.82 per sq. ft. (est.). Utilities are separately metered.

LEASE RATE: Market



BAY 4
3,000 SF



P A R K I N G





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LOCAL EXPERTISE MATTERS