



**THE VILLAGE AT
UNITY SQUARE**
EDMONTON, AB

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THE VILLAGE AT UNITY SQUARE

EDMONTON, AB

The Village at Unity Square services the downtown area of 3,700 businesses, 31,000 employees, and 50,000 residences. The Centre has excellent exposure to 104th Avenue with approximately 55,000 vehicles per day passing the property.

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THE VILLAGE AT UNITY SQUARE | EDMONTON, AB



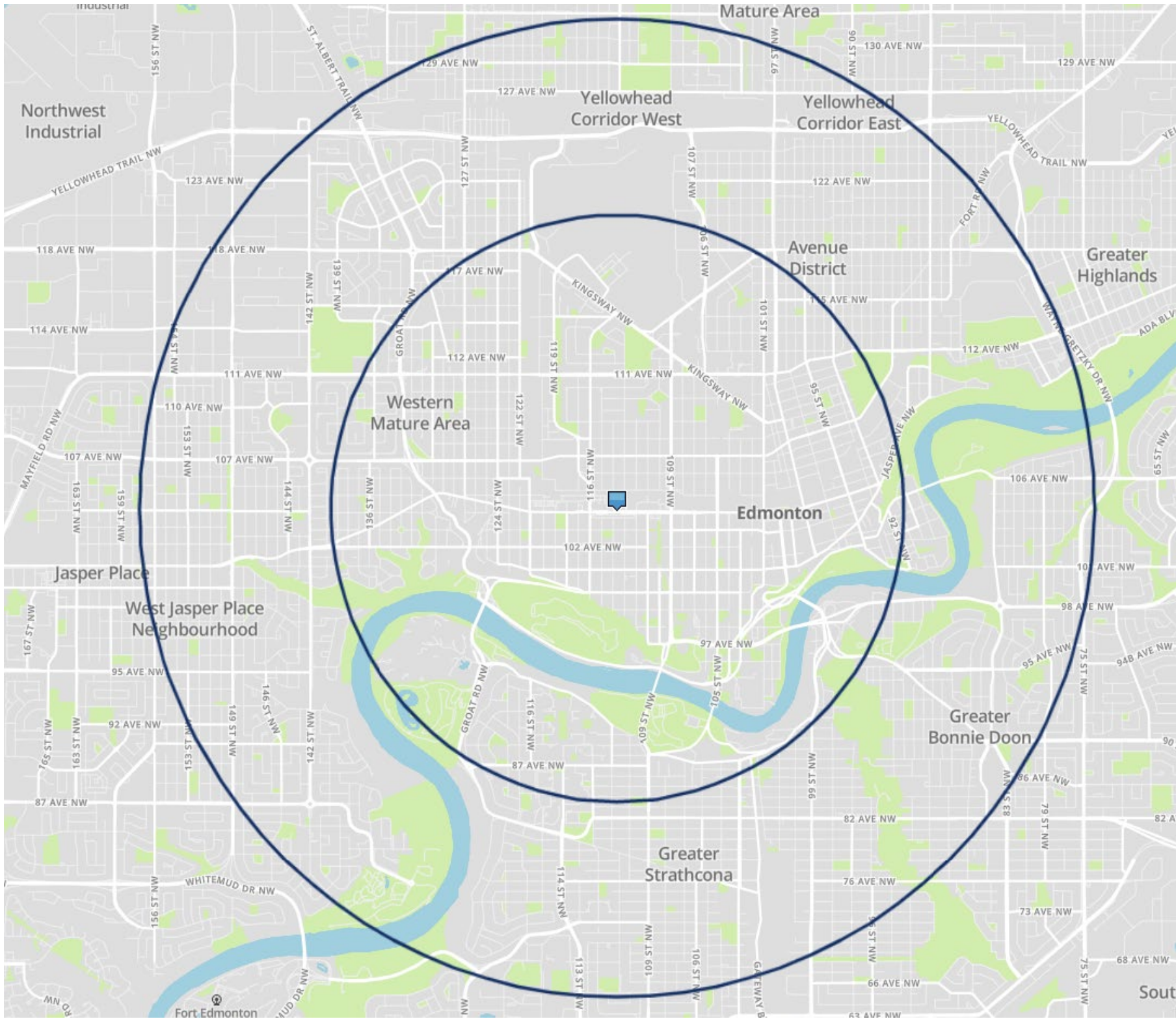


PROPERTY HIGHLIGHTS





ADDRESS	11208-11366 104 Avenue Edmonton, AB, T5K 2W9
MAJOR INTERSECTION	104th Avenue and 112th Street just west of the new Rogers Centre
GLA (SQ. FT)	41,015
NUMBER OF STORES AND SERVICES	15



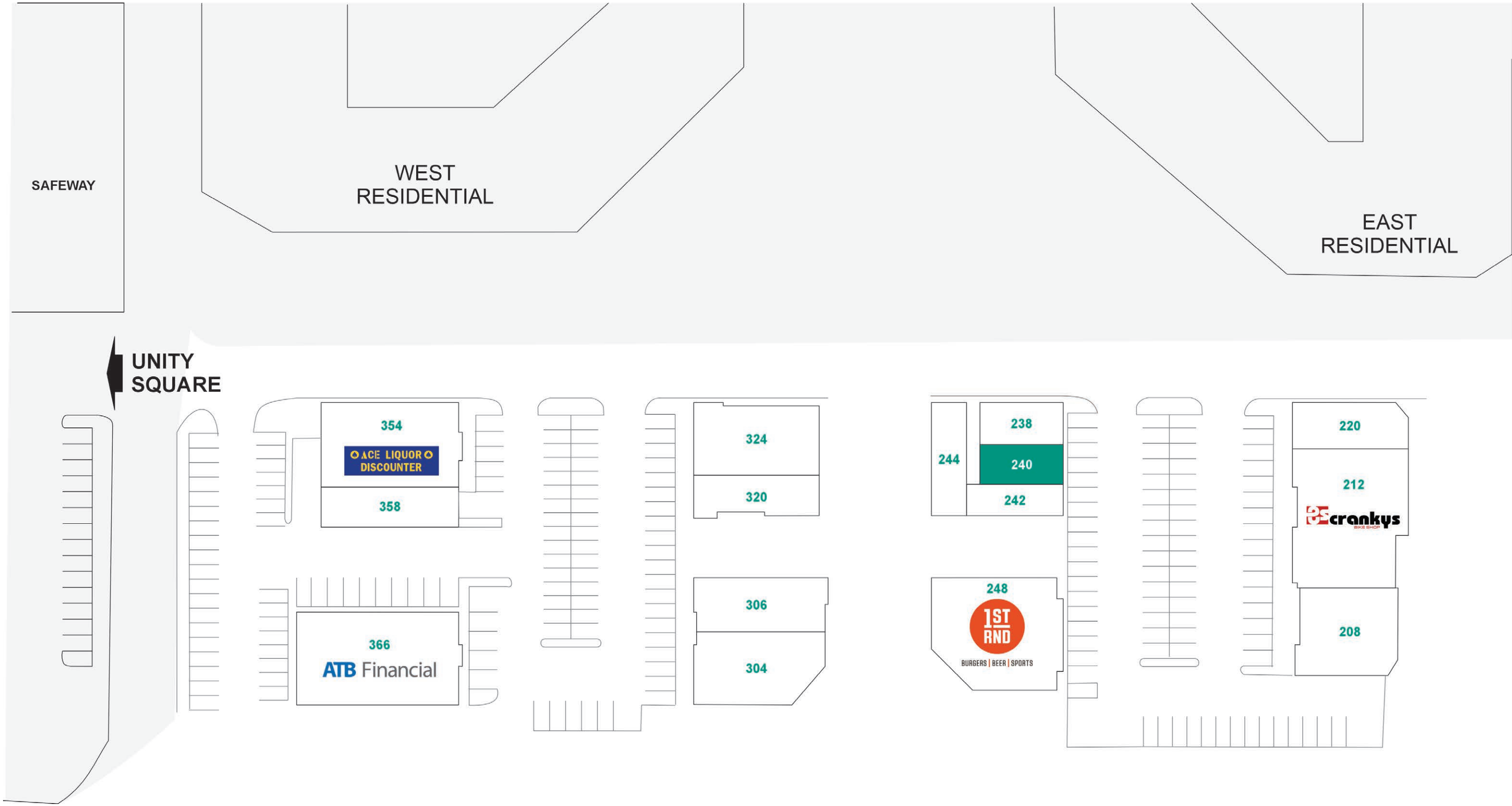
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	27%	32%
	TRADE AREA POPULATION	95,484	214,816
	AVERAGE HOUSEHOLD INCOME	\$90,353	\$99,298

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
208	Thompson Optics	2,998
212	Cranky's Bike Shop	5,337
220	Purolator	1,478
238	Hu's Noodle Nook	1,234
240	Available	1,057
242	Dream Tea House	1,249
244	Spice Grill	1,666
248	1st RND	5,091
304	Tutti Frutti Breakfast & Lunch	3,049
306	Form Health	2,466
320	Chrome Salon	1,811
324	River City Dental	2,899
354	Ace Liquor Discounter	4,137
358	Mary Brown's Famous Chicken & Taters	1,445
366	ATB Financial	5,098



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REAL ESTATE

104th Avenue

112th Street