



## THE VILLAGE AT UNITY SQUARE

EDMONTON, AB

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1ST  
RND

## 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.

**ATB** Financial™

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## PROPERTY HIGHLIGHTS

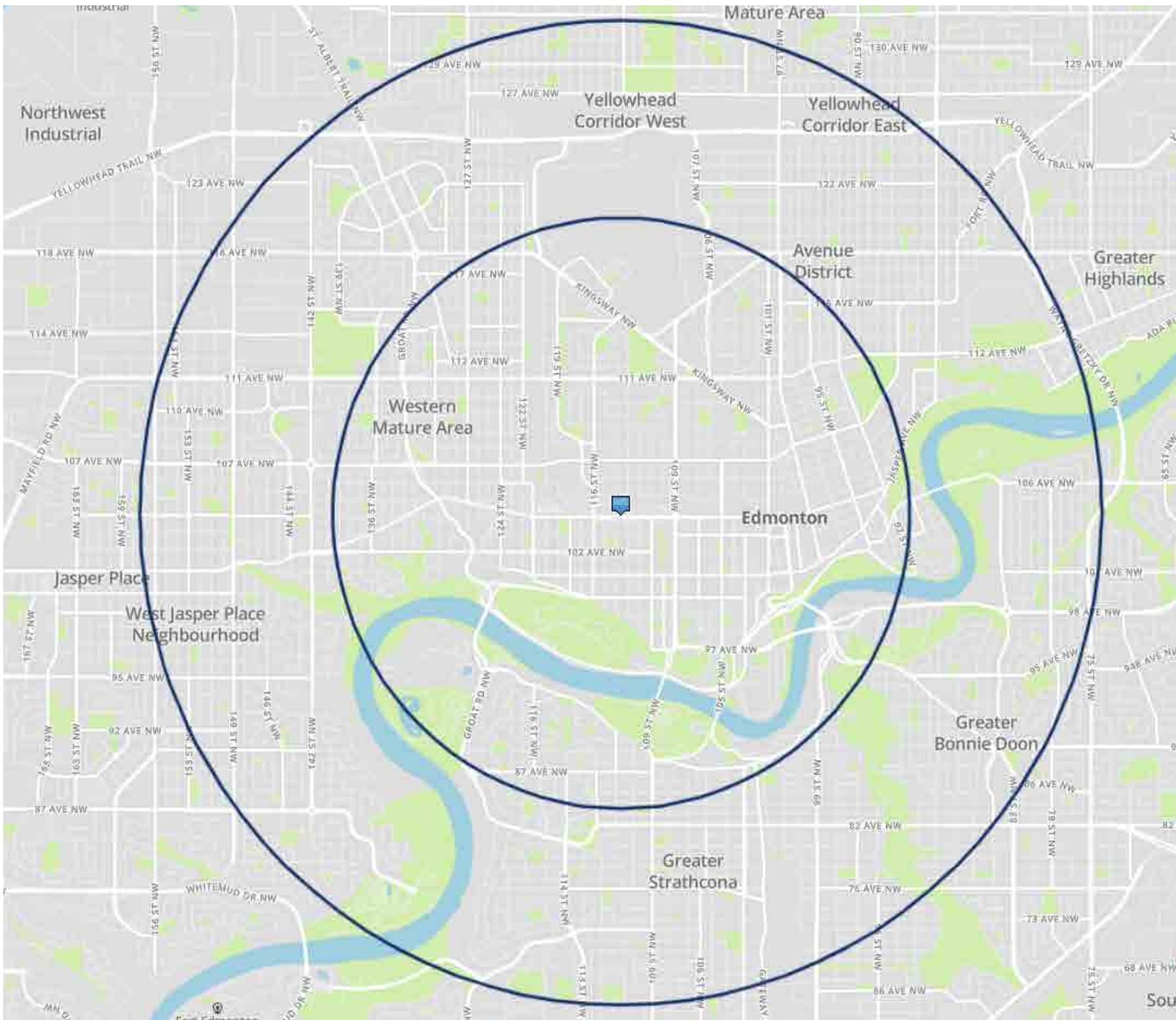
ADDRESS	11208-11366 104 Avenue Edmonton, AB, T5K 2W9
MAJOR INTERSECTION	104th Avenue and 112th Street just west of the new Rogers Centre
GLA (SQ. FT)	<b>41,015</b>
NUMBER OF STORES AND SERVICES	<b>15</b>



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# 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

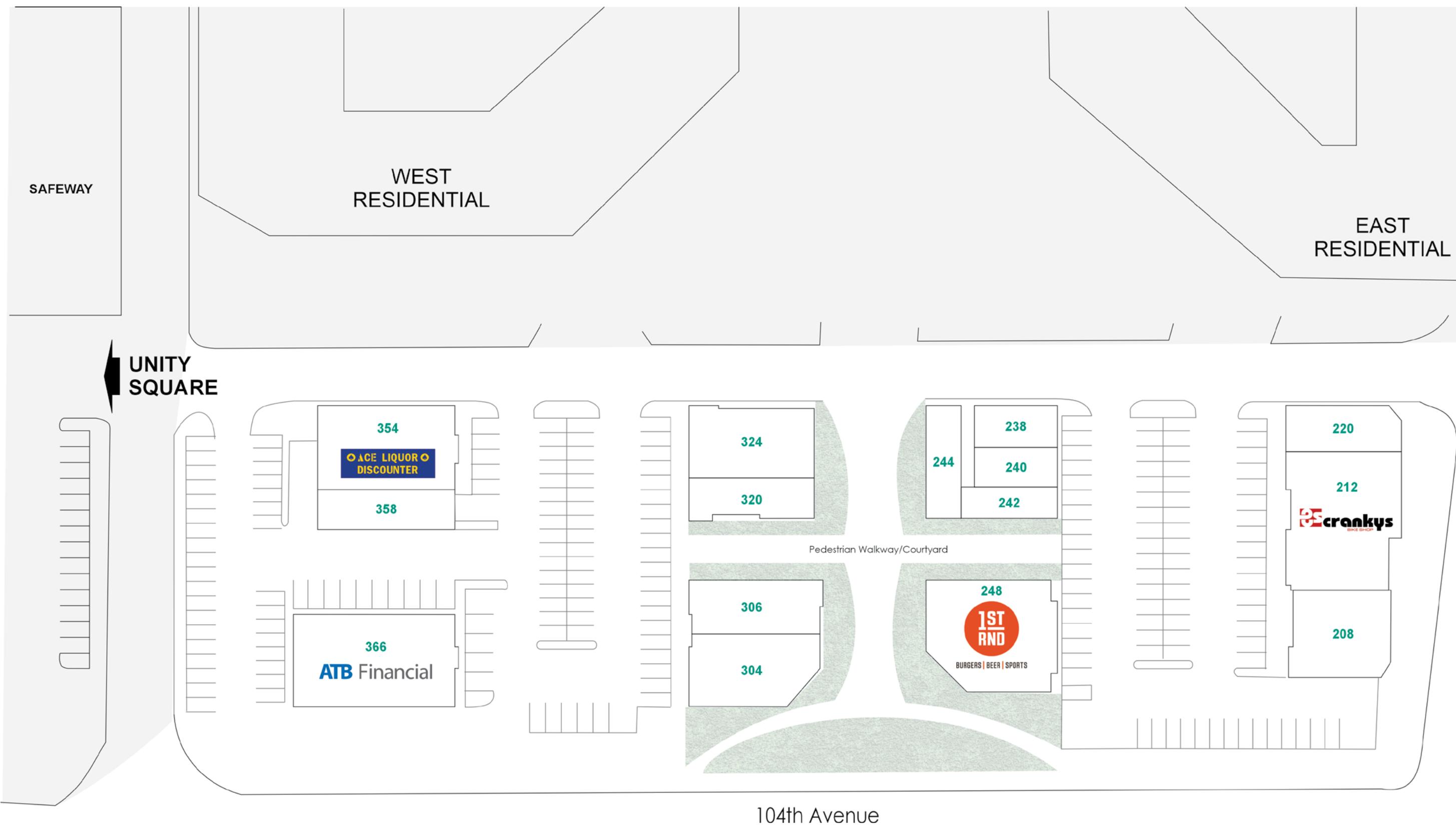
**\$90,353**

**\$99,298**

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# 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	Fresh Slice Pizza (Coming Soon)	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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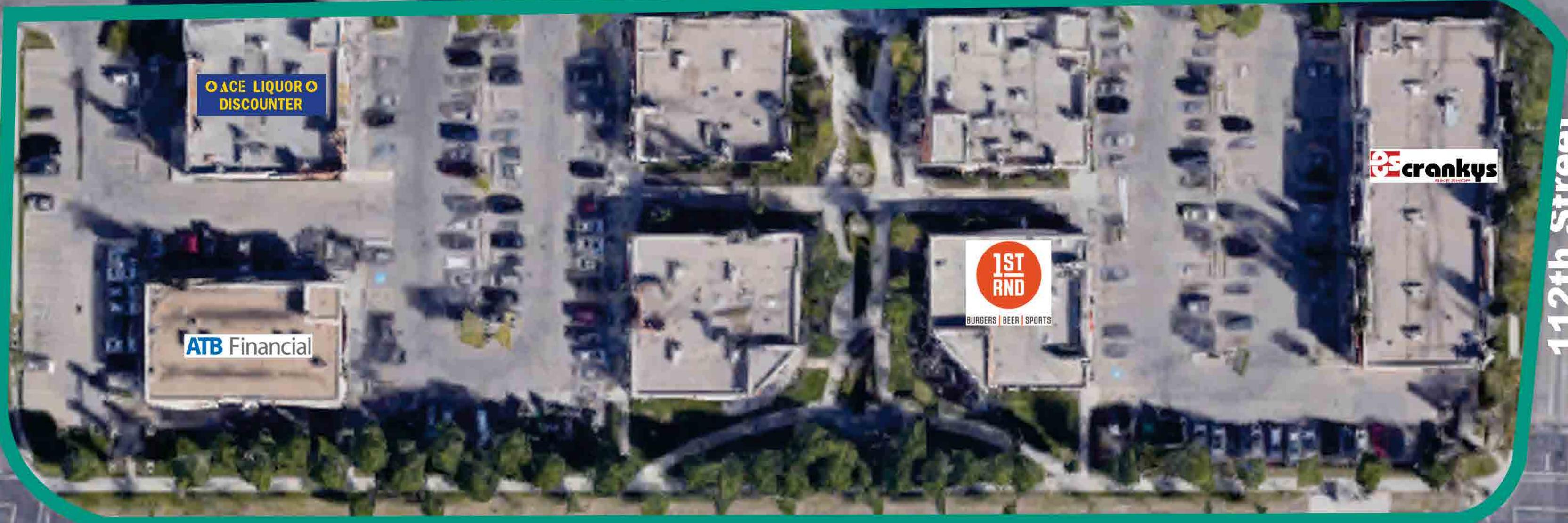
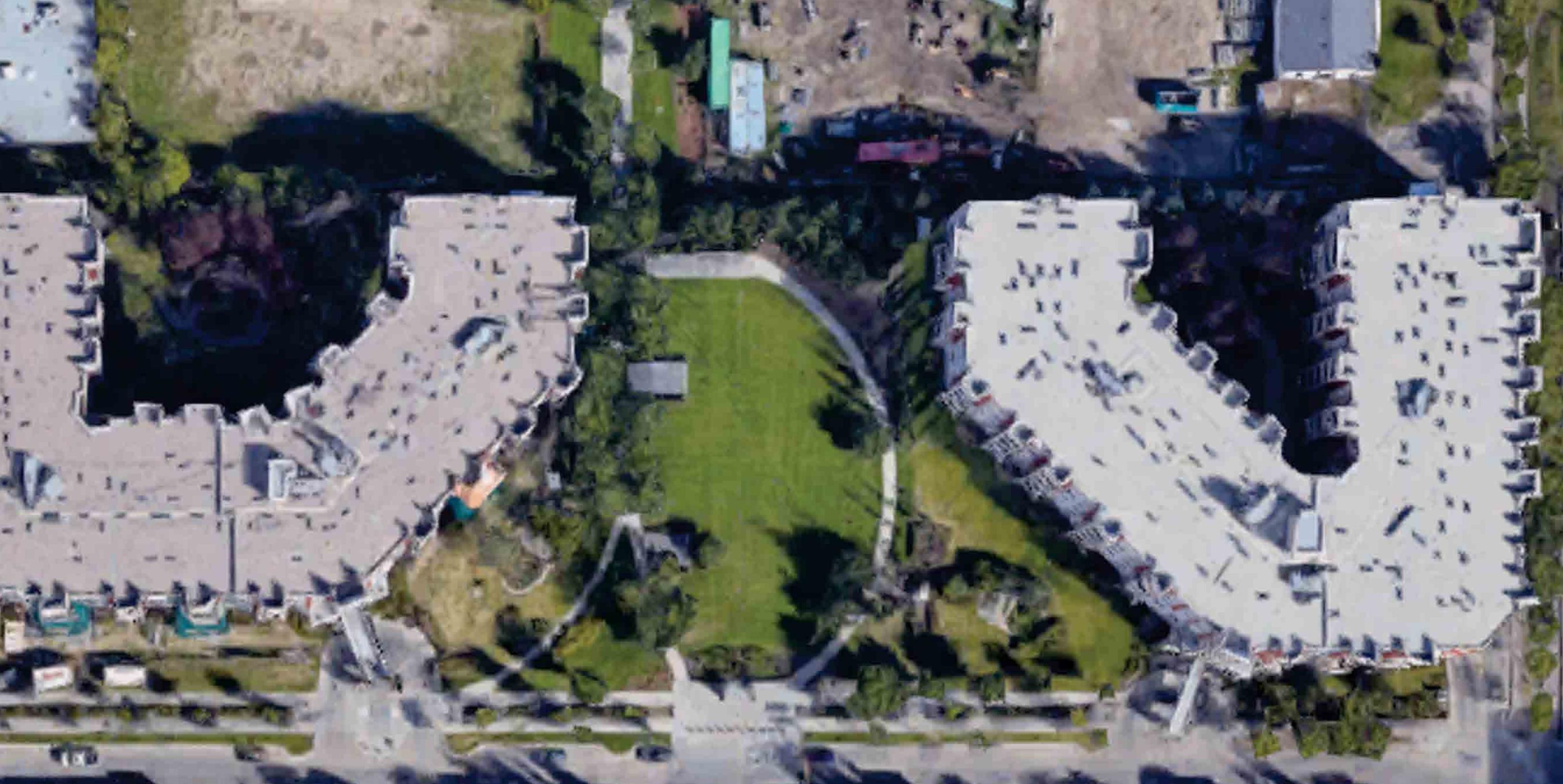
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**104th Avenue**