



**CUSHMAN & WAKEFIELD**

**FOR LEASE**  
**NORDEL PLACE**  
**8350 112<sup>TH</sup> STREET**  
**DELTA, BC**



**C2 LOCAL COMMERCIAL ZONE (PENDING) LUC**

**ALL DIRECTIONAL ACCESS/EGRESS FROM 112<sup>TH</sup> STREET**

**GREAT EXPOSURE**  
**OVER 50,000 VEHICLES DAILY**



112<sup>TH</sup> STREET (NORTH / SOUTH)  
**28,890** VEHICLES DAILY (ESTIMATE)



84<sup>TH</sup> AVENUE (EAST / WEST)  
**21,598** VEHICLES DAILY (ESTIMATE)



*WITHIN*  
*3 KM*

**AREA DEMOGRAPHICS**

<b>1,642</b>	Businesses
<b>75,288</b>	Total Population
<b>5.0%</b>	Projected Growth (2021 - 2026)
<b>22,878</b>	Households
<b>2.0%</b>	Projected Growth (2020 - 2026)
Ages:	<b>22.6%</b> < 19
	<b>62.0%</b> 20 - 64
	<b>15.5%</b> > 65
	<b>38.9</b> Median Age
<b>\$116,342</b>	Average Household Income

**Cody Buchamer**

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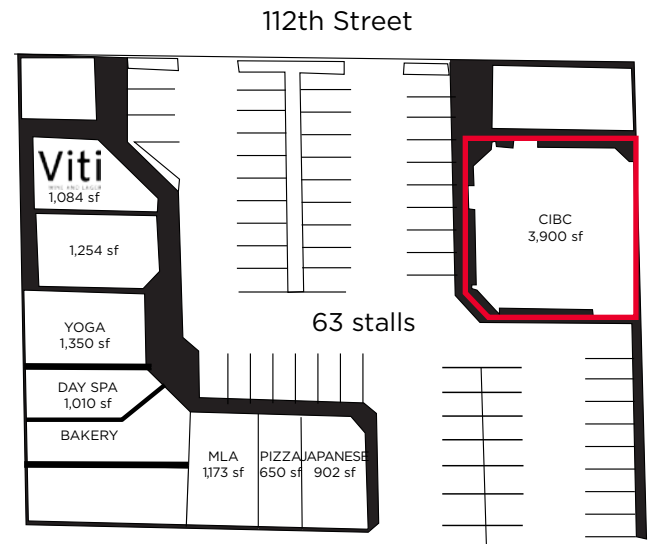


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**AVAILABLE AREA** 3,900 SF  
**BASIC RENT** \$22.00 psf, net  
**MONTHLY OCCUPANCY COST** \$11,180.00 (plus GST & Utilities)  
**AVAILABLE** October 20, 2022



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