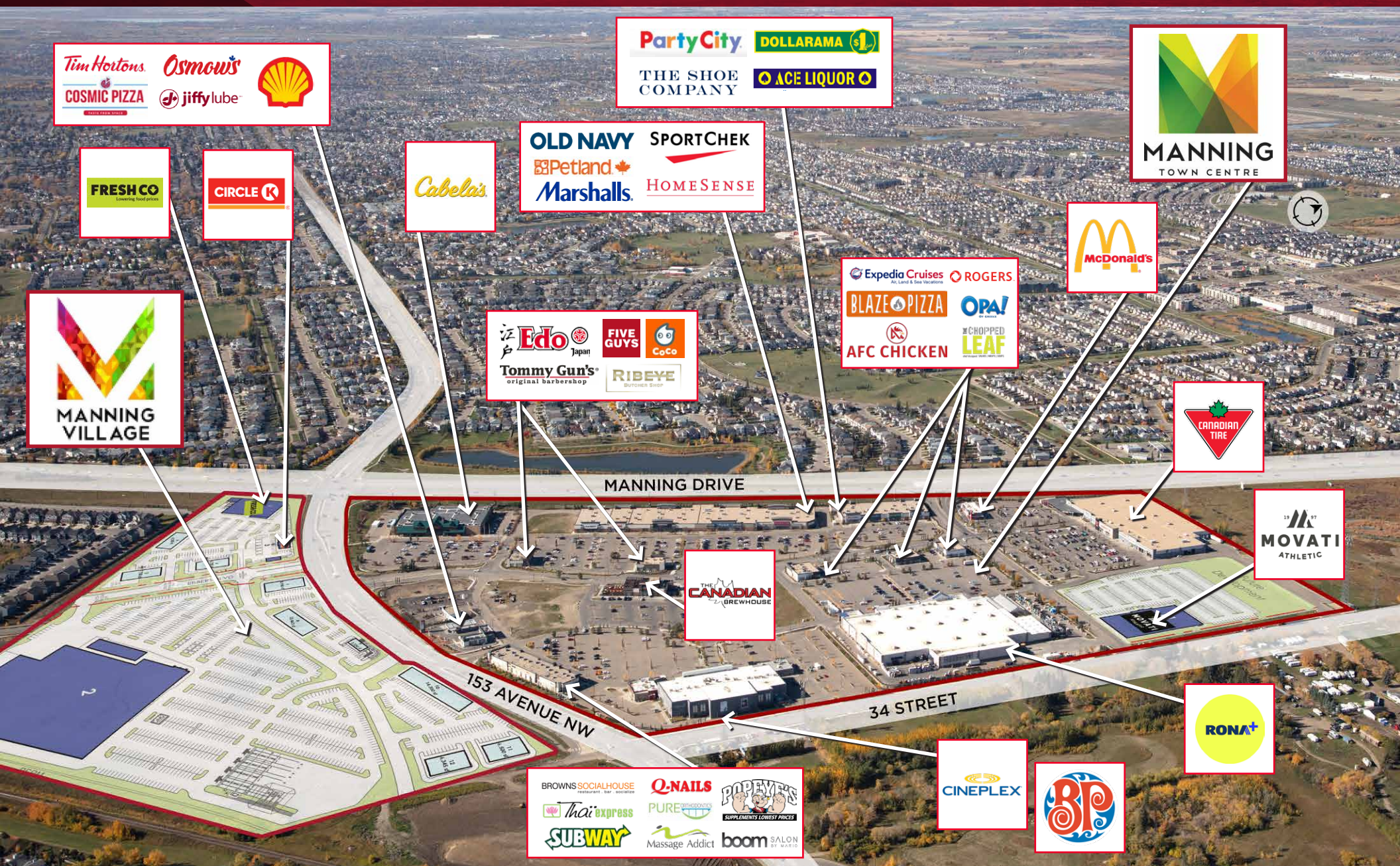


**FOR LEASE**  
**MANNING TOWN CENTRE/MANNING VILLAGE**  
MANNING DRIVE & 153 AVENUE, EDMONTON, AB  
Retail Space Immediately Available for Lease



## OVERVIEW

- Buildings are LEED Certified
- Part of NorthEast Edmonton's largest retail power centre
- 75 Acre site with ±500,000 SF of retail area
- Wide range of retailers, restaurants and services
  - Adjacent to Manning Drive
- Average household income: \$118,497
  - Population: 152,797
- Ideal for quick service restaurants, medical and retail uses
- Zones - DC1 - Direct Development Control Provision
  - NOW OPEN: Movati Fitness and Freshco
  - Est. Additional Rent: \$18.50 per SF (plus admin fee)
- Join Homesense, Cabela's, Marshalls, The Canadian Brew House, Old Navy, Movati, Freshco, Canadian Tire, Maverick Doughnuts, D-Spot, Dollarama, Tim Horton's and so much more.





## DEMOGRAPHICS



### POPULATION

1km	3km	5km
10,138	79,3347	152,797



### AVERAGE INCOME

1km	3km	5km
\$131,442	\$121,430	\$118,497



### HOUSEHOLDS

1km	3km	5km
3,272	26,611	52,630



### VEHICLES PER DAY

23,100 on Manning Drive,  
18,100 on 153 Avenue



# MANNING TOWN CENTRE



Future Development



1,145 SF AVAILABLE



1,172 SF AVAILABLE



±1,100 SF AVAILABLE



PENDING

Manning Drive

158 Avenue

153 Avenue

34 Street

F4  
21,650 sf

J  
21,500 sf

L2  
11,800 sf

K3  
pending

# MANNING VILLAGE



**PENDING**

**NOW PRE-LEASING**

**NEW PRE-LEASING FOR RETAIL**

**FRESH CO**

**CIRCLE K**



\*SITE PAN SUBJECT TO CHANGE

**NOW OPEN**



**MOVATI <sup>19</sup> <sup>97</sup> ATHLETIC**

FDC

**BUILDING L3  
CONSTRUCTION JULY 2024**



WARNING  
MATERIALS AND EQUIPMENT  
ON THIS SITE EQUIPPED  
WITH GPS TRACKING SYSTEMS

**NOW OPEN**



**FRESH CO.**

Lowering food

W/A  
OPEN

WE PRICE MATCH

**FRESH CO.**  
Lowering food prices



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