



DEMOGRAPHICS

3 KM TRADE AREA

5 KM TRADE AREA

Based on 2011 Census
POPULATION

2011 Census	84,864	158,875
2016 Estimated	90,367	169,632
Age Breakdown:		
15-19	5,874	10,856
20-29	21,410	28,838
30-39	13,917	25,615
40-49	12,380	22,561
50-59	12,109	23,409
60-64	4,247	8,312
Total Household	31,359	59,425
Average Household Income	\$80,689	\$80,986

ETHNIC BREAKDOWN

Total Other Minority Population	89,832	167,568
Asian	6,827	13,070
Black	6,198	10,054
Chinese	4,761	9,719
Filipino	2,336	3,854

Stats Canada 2011

Traffic Counts On Manning Dr 27,600

Traffic Counts On 137 Ave 20,700



Address: 100-420 Manning Dr NW, Edmonton, Alberta

Main Intersection: 18 St NW & Manning Dr NW

TENANT LISTING

RETAIL

TENANT NAME	AREA	
B2	A&W	2,250 SQ FT
A121	BOOSTER JUICE	1,260 SQ FT
240	DR. MICHAEL SHAIGEC	1,638 SQ FT
A116	ELEGANT COURT RESTAURANT	2,047 SQ FT
A117	FILTEX CANADA	1,260 SQ FT
A111	FIRST CHOICE HAIR CUTTERS	1,029 SQ FT
A118		
A124B	FORT ROAD DAYCARE	3,001 SQ FT
A101A	GLOBAL PET FOODS	2,073 SQ FT
A101	HAKIM OPTICAL	1,984 SQ FT
B1	JOEY'S SEAFOOD	3,200 SQ FT
A106	LIQUOR DEPOT	6,682 SQ FT
A110	LITTLE CAESARS PIZZA	1,006 SQ FT
A103	MANNING CROSSING DENTAL	2,780 SQ FT
A104	MANNING HAIR	1,170 SQ FT
A114	MANNING MEDICAL CLINIC	2,993 SQ FT
A112	MANNING PHARMACY	11,490 SQ FT
B3	NEW ASIAN VILLAGE	4,993 SQ FT
A107A	OPAL'S FLOWERS & BALLOONS	793 SQ FT
A122	QUIZNOS	1,254 SQ FT
A127		
A127A	ROYAL BANK OF CANADA	6,369 SQ FT
A123A	ROYAL WATCH & CLOCK	1,656 SQ FT
D1	SMITTY'S RESTAURANT	5,029 SQ FT
A108	THE CO-OPERATORS	1,088 SQ FT
D2	TIM HORTON'S	2,280 SQ FT
A107	TOBACCO & CIGAR	737 SQ FT
A105	VO'S NAILS	1,170 SQ FT

SITE PLAN

