

# For Lease

580 Acadia Drive SE | Calgary, AB

## Acadia Place



### Demographics *(within 3 km)*



NEIGHBORHOOD  
Acadia



POPULATION  
56,995



MEDIAN AGE  
43



HOUSEHOLD INCOME  
\$125,998

### Building Details



PARKING  
Ample Parking



YEAR BUILT  
2015



TRAFFIC COUNT

29,000 VPD | Southland Dr. & 7 St. SE  
8,000 VPD | Acadia Dr.

# Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344

[blackstonecommercial.com](http://blackstonecommercial.com)

## Prime Retail Space For Lease

### Property Details

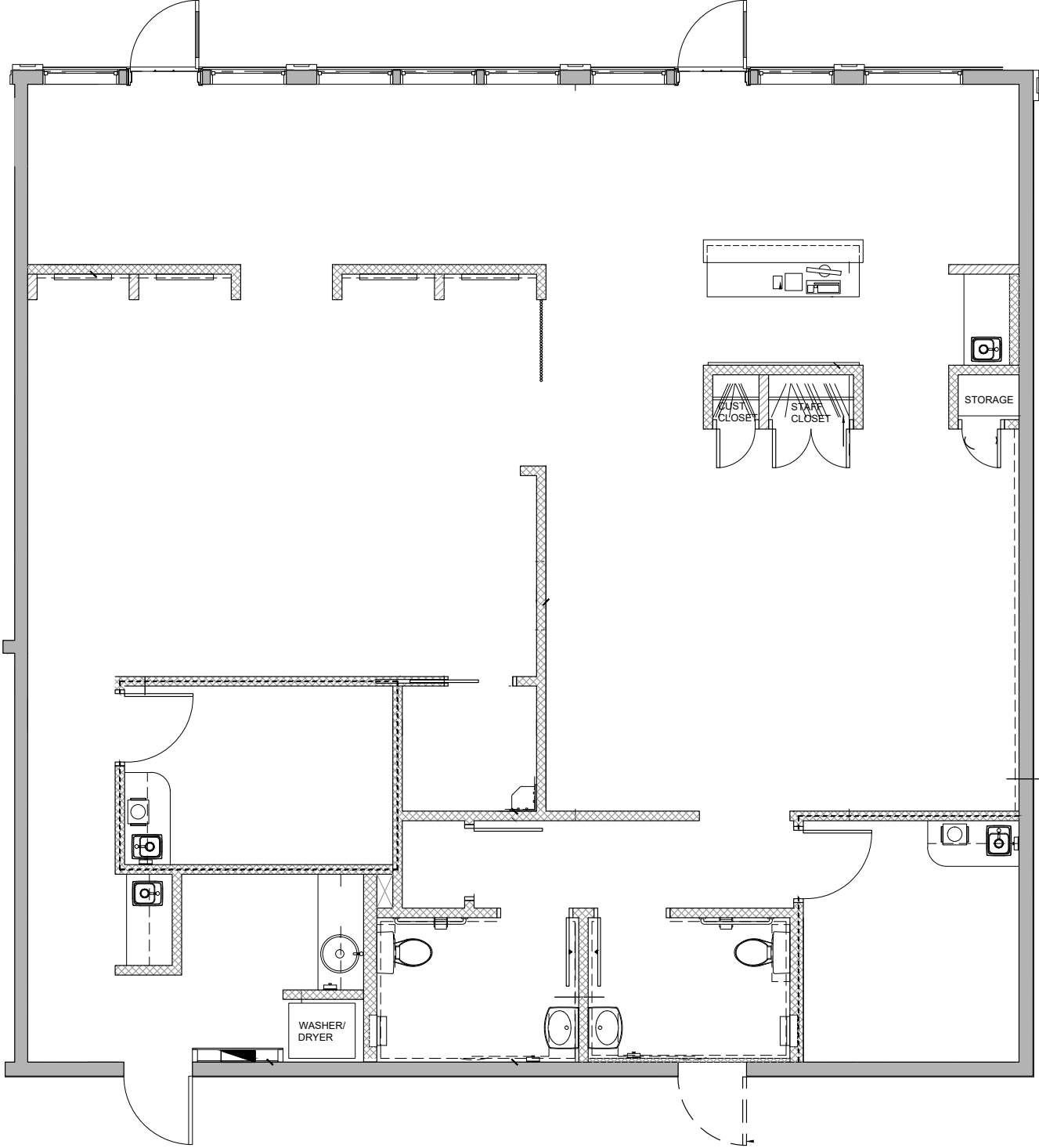
<b>Total Leasable Area:</b>	16,108 SF
<b>Site Size:</b>	0.570 Acres
<b>Unit Available:</b>	Unit 102 - 1,982 SF
<b>Availability:</b>	Immediately
<b>Net Rate:</b>	Market
<b>Op Costs:</b>	\$16.00 PSF
<b>Zoning:</b>	C-N2 (Commercial - Neighborhood 2) <a href="#">The City of Calgary Land Use Bylaw 1P2007</a>
<b>Pylon Signage:</b>	Available

### Highlights

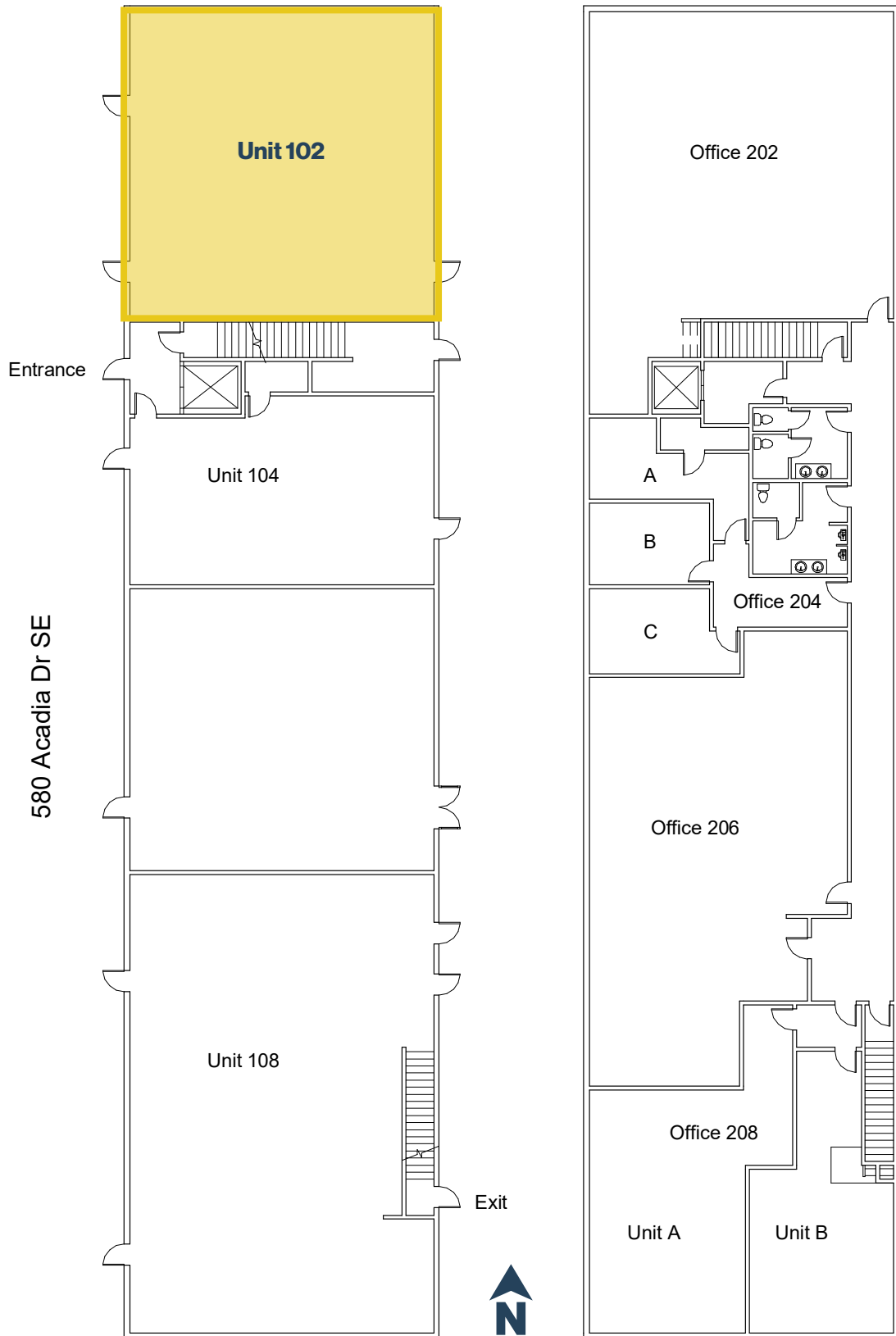
- Located on the busy intersection of Southland Drive & Acadia Drive SE
- Energy efficient building
- Excellent signage exposure

# Floor Plans

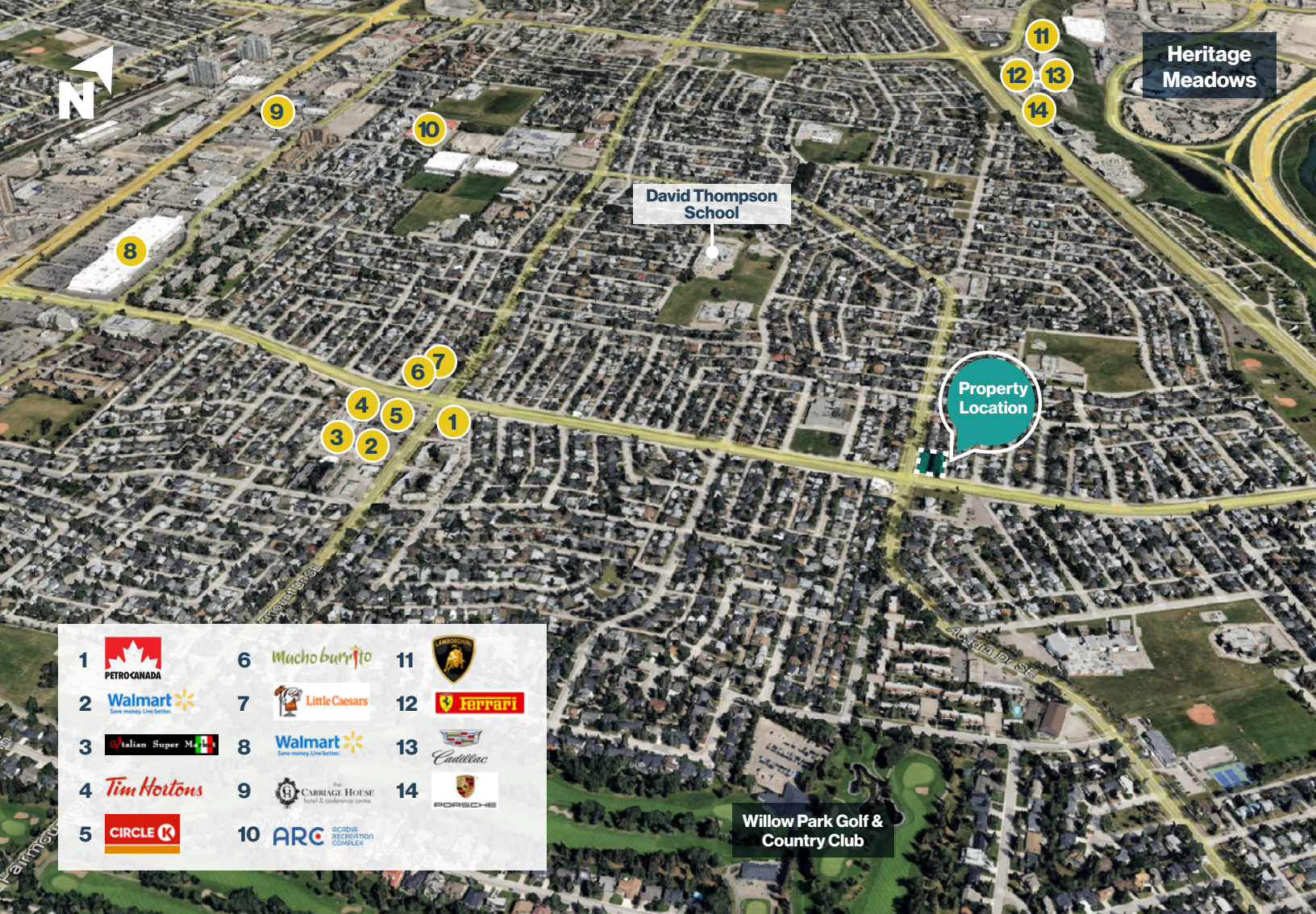
Unit 102 | 1,982 SF



# Building Plan







- |   |    |    |
|---|----|----|
| 1 | 6  | 11 |
| 2 | 7  | 12 |
| 3 | 8  | 13 |
| 4 | 9  | 14 |
| 5 | 10 |    |

# Thank you for your Interest!

## For More Info.

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