

New Development

Retail, Medical, Daycare and Restaurant Space

For Lease

89,000+ SF Available | Balgray Commercial, Airdrie Alberta

Possession Q2 2028



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Property highlights

Main Access to South Airdrie, Gateway to new community, A rapidly growing area of the City, 1000 – 25,000 sq.ft. spaces available, Drive Through and Patios Available, Next to Regional Pathway and Wetland Feature



Part of the new 600 household community of Balgray with 2,000 new residents, and 21,808 existing residents within 2.5 km radius. Future adjacent residential developments to bring an estimated 2,135 households and 4,500 residents.



Site plan designed to enhance the customer experience, and provide efficient and functional layouts for tenants



Ideal for personal services, convenience retail, destination uses, restaurants and grocery

Site plan - 89,402 sq.ft.

Parking 297 stalls



Location

- Airdrie is a city undergoing tremendous residential growth, with a 45% increase in population between 2013 and 2023. Southwest Airdrie is a focal point of future growth for both retail and residential, with an estimated ongoing growth rate of 6% per annum.
- Situated along 8th Street in South Airdrie with a projected 23,971 Vehicles Per Day at build out
- At the entrance to the future, community of Balgray, and adjacent to the regional pathway, environmental reserve and engineered nautilus amenity pond.

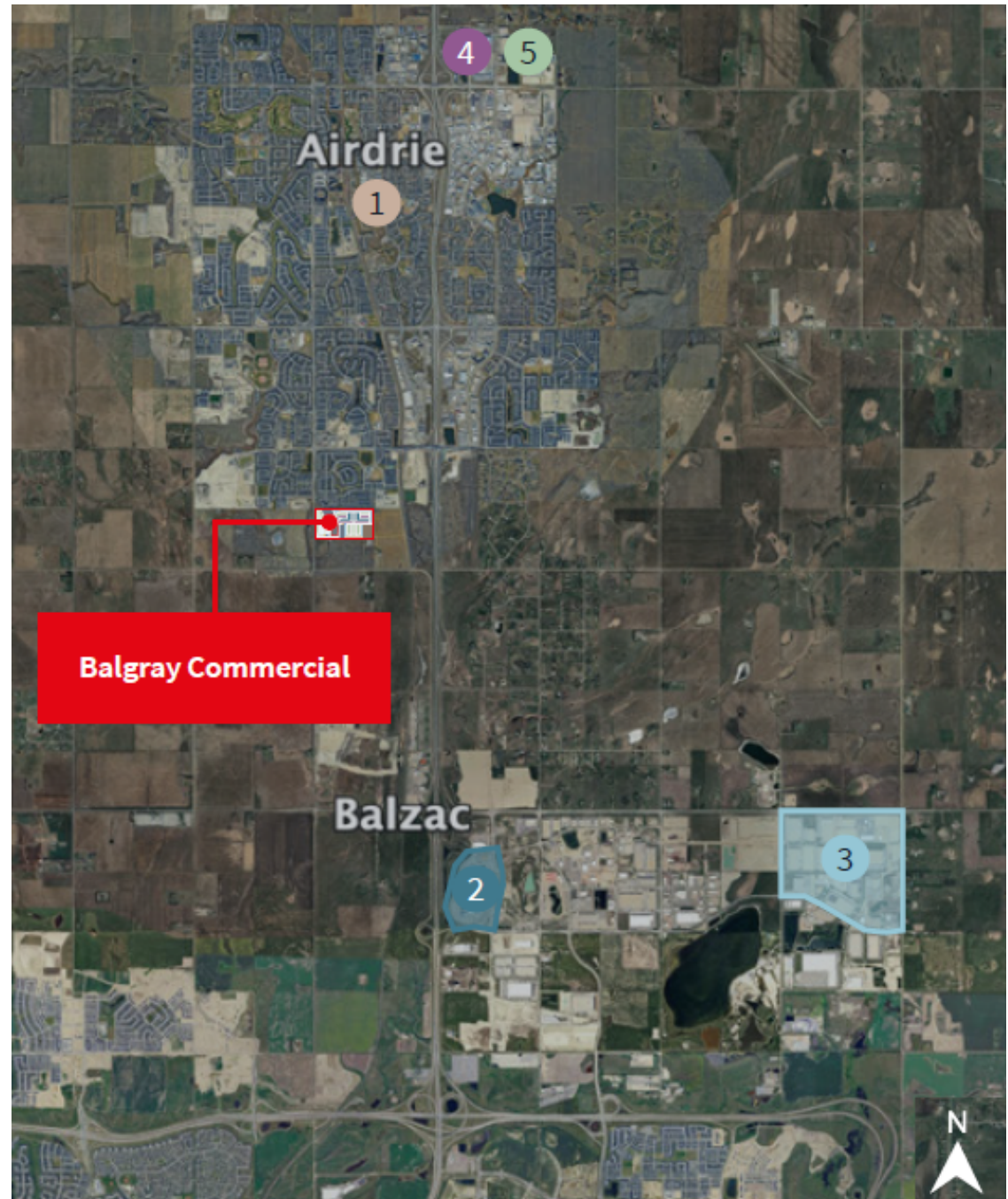
Potential unit sizes*	
BLDG 1/2	10,076 SF
BLDG 3	4,228 SF
BLDG 4	4,228 SF
BLDG 5	26,142 SF
BLDG 6a/6b	12,352 SF
BLDG 7/8	10,076 SF
BLDG 9/10	10,076 SF

**Site plan size, distribution and/or location of CRUs may be subject to change.*



Regional Points of interest

- 1 Downtown Airdrie (8 min)
- 2 CrossIron Mills (10 min)
- 3 Balzac Industrial Node (12 min)
- 4 Highland Park (12 min)
Industrial Area
- 5 East Points (13 min)
Industrial Area



Neighborhood Points of interest

- 1 Northcott Prairie School
- 2 St. Veronica School
- 3 Windsong Heights School
- 4 New South Airdrie Rec Center
- 5 New 1,800 student High School

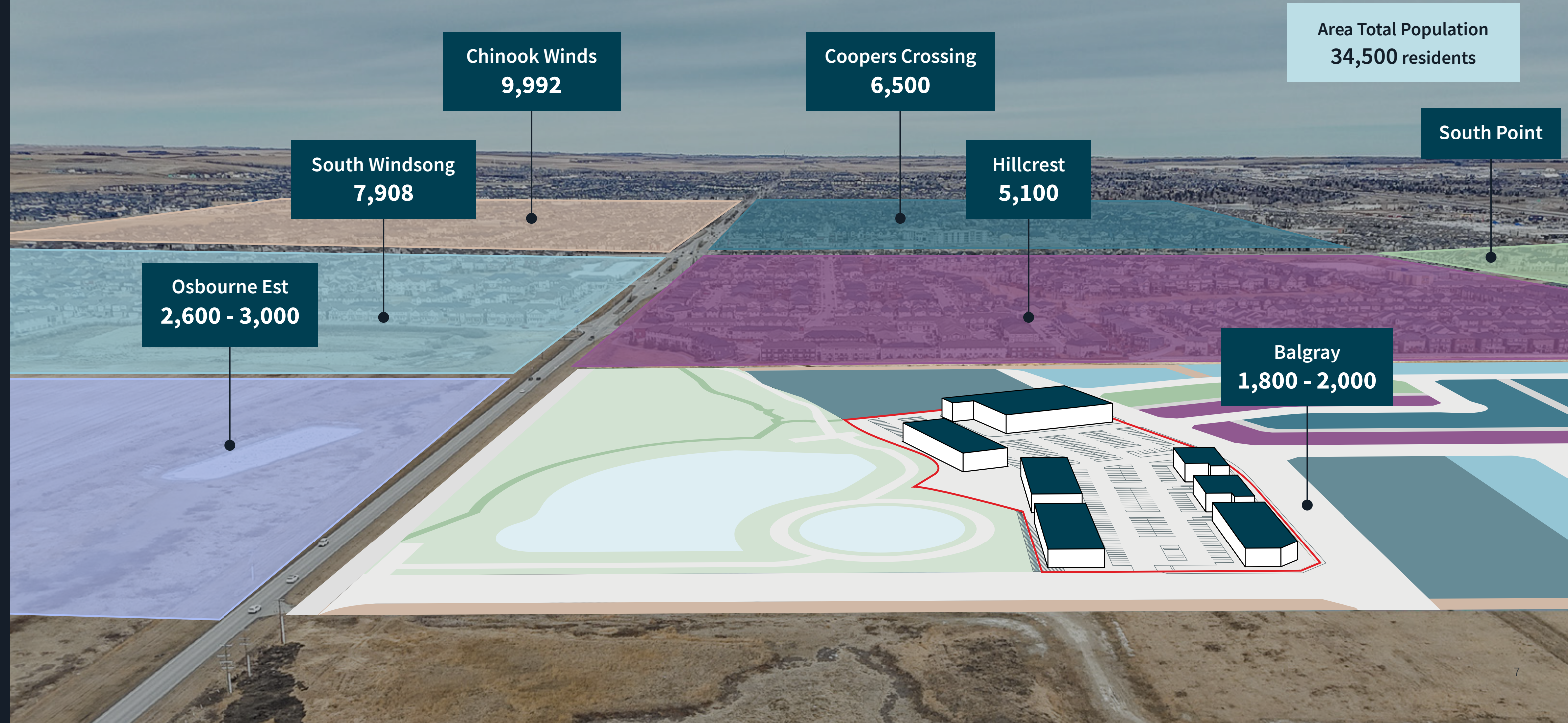


Demographics

in a 3km radius

Population	30,467
Total households	9,775
Average household income	\$157,451
Median Age	34.3
Total expenditure (average per household)	\$175,834

Source: Statistics Canada, 2025



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