



PROPERTY FACTS & FEATURES

- Located 10 minutes west of Edmonton on Highway 16A on the main arterial route through Spruce Grove
- National tenants include; Staples, Shoppers Drug Mart, M&M Food Market & Tim Horton's
- Other retailers in the area are Canadian Tire, Safeway, Real Canadian Superstore & WalMart
- The site has excellent access, parking and visibility
- Retail bays and 2nd floor office space available

Demographics

2016 Estimates	3 KM	5 KM	10 KM
Population	26,358	39,915	57,781
Projected 2021 Population	29,000	44,148	63,538
Projected Population Growth (2016-2021)	15.6%	16.8%	15.6%
Number of Households	9,952	15,246	21,833
Median Age	34.9	34.2	35.7
Average Household Income	\$132,150	\$130,087	\$130,564
Average Person per Household	2.64	2.60	2.61

1,113 SQ. FT. - RETAIL
2,400 SQ. FT. - OFFICE



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CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

WESTLAND MARKET MALL

70 McLeod Avenue, Spruce Grove, AB

Vacancies

Unit 115 - 1,113 sq. ft. - Retail

Net Rent: \$22.00 - \$24.00/sq. ft.

Op. Costs: \$14.00 per sq. ft.

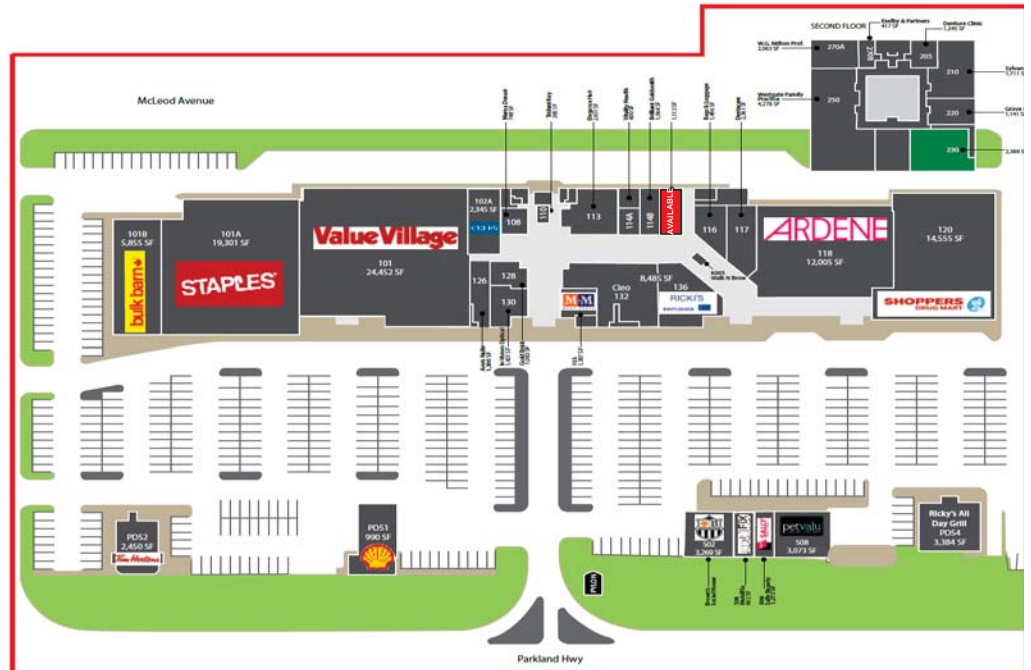
(Includes utilities plus janitorial)

Unit 230 - 2,400 sq. ft. - Office

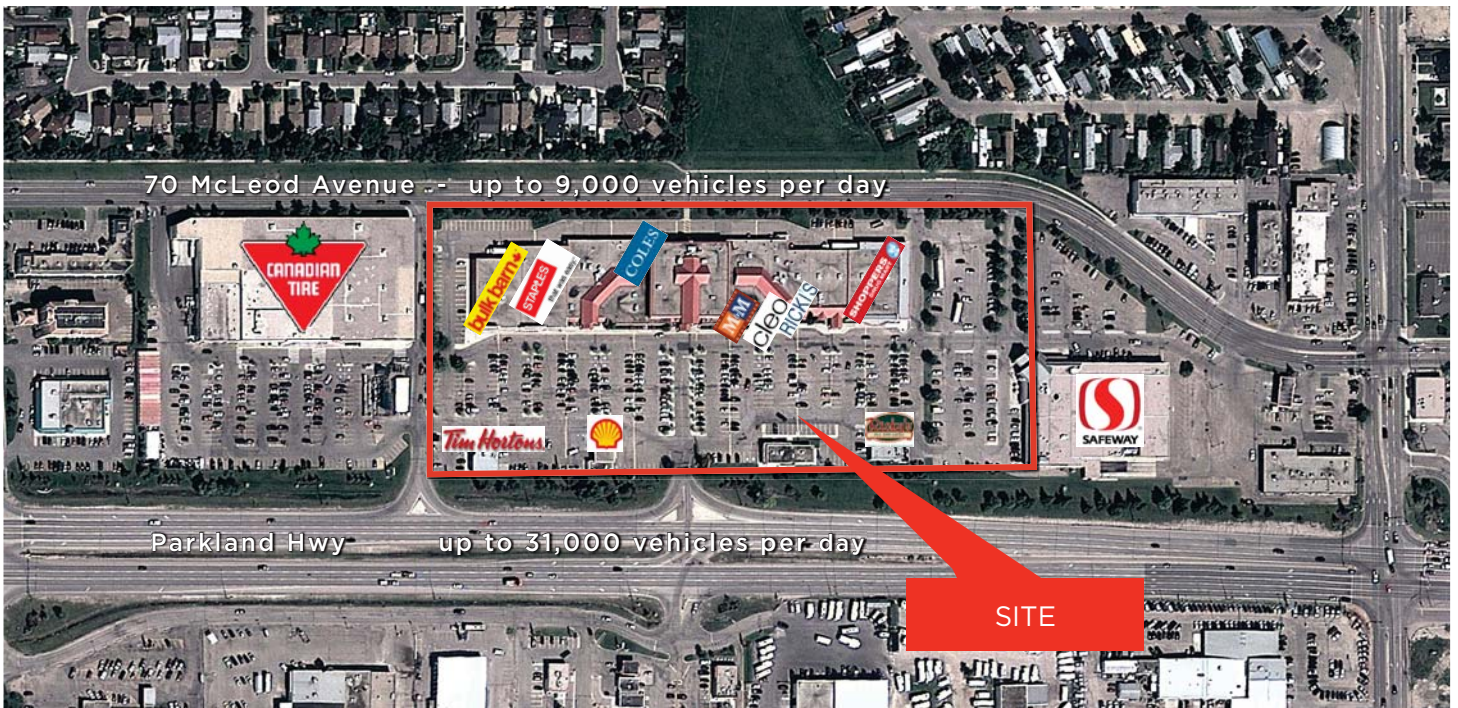
Net Rent: \$12.00 - \$14.00/sq. ft.

Op. Costs: \$12.16 per sq. ft.

(Includes utilities plus janitorial)



Aerial



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