

# MAPLEWOOD PLAZA

52 Brentwood Boulevard, Sherwood Park, AB

IN LINE & CORNER UNITS AVAILABLE



**±1,250 SQ. FT. IN LINE UNIT AVAILABLE IMMEDIATELY**  
**±3,400 SQ. FT. CORNER UNIT AVAILABLE IMMEDIATELY**

## PROPERTY FEATURES

- ±1,250 sq. ft. retail unit available at \$18.00 per sq. ft.
- ±3,400 sq. ft. retail unit available at \$12.00 per sq. ft.
- Attractive operating costs at \$6.50 per sq. ft. (2017 est.)
- Professionally managed property by Argyll & Sutherland Property Management
- Join 7 Eleven, Hendrickson Bagels, The Factory Hair & Body & Maplewood Liquor, Etc.
- Centrally located in a mature neighbourhood in Sherwood Park
- Zoning: C1 - Neighbourhood Commercial District
- 13,059 vehicles per day along Brentwood Boulevard (2011 Strathcona County traffic count)




**Karina Lopez**  
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## SITE PLAN

<b>±3,400 SQ. FT.</b>	WORLD OF WONDERS DAYCARE	HAIR BY DANIELLE	COIN LAUNDRY	DRY CLEANERS	7 - 11
THAI RESTAURANT					
GEORGE'S BOOKS					
FACTORY HAIR & BODY					
BEST WATERWORKS					
BAGELS & BAKERY					
MAPLEWOOD LIQUOR					
NEXWAVE GAMES					
<b>±1,250 SQ. FT.</b>					
COSMIC PIZZA					

## AERIAL



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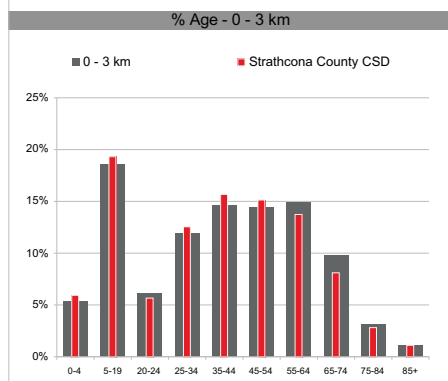
## DEMOGRAPHICS

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
RONA Canada	301, Wye Road, Suite 81	1.20
Dollarama	1020 Sherwood Dr	1.53
Walmart Canada	239 Wye Road	1.55
Canadian Tire	169 Ordze Avenue	2.07
Rona Canada	340 Baseline Road	2.96
The Home Depot	200-390 Baseline Rd	3.05
Staples Canada	350 390 Baseline Road	3.05
Dollarama	100 Broadview Drive	3.43
Costco Wholesale Canada	2201 Broadmoor Blvd	3.84

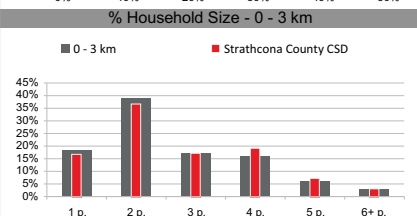
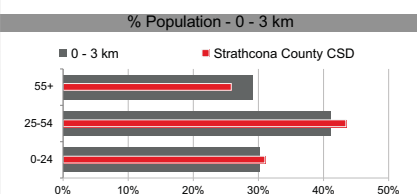
Grocery & Convenience		
G & C Name	Address	Dist. (km)
7-Eleven Canada	52 Brentwood Blvd	0.02
Rexall Canada	301 Wye Road, Suite 11	1.20
Save-On-Foods Canada	81 Fir Street	1.47
Shoppers Drug Mart	1020 Sherwood Drive, U..	1.53
Mac'S Convenience Stores	101 Granada Blvd.	1.57
Shoppers Drug Mart	2020 Sherwood Drive	1.78
Safeway Canada	2020 Sherwood Drive	1.78
7-Eleven Canada	1049 Cloverbar Rd	1.94
Safeway Canada	985 Fir Street	1.97
Mac'S Convenience Stores	10 Ridgemont Way	2.46

Nearest Banks		
Bank Name	Address	Dist. (km)
TD Canada Trust	2022 Sherwood Drive	1.48
Canadian Imperial Bank Of	25 1020 Sherwood Dr.	1.60
Scotiabank Canada	993 Fir Street	1.97
Bmo Financial (Bank Of Mc	145 Ordze Ave	2.17
Td Canada Trust	139 Ordze Avenue	2.20
Royal Bank Of Canada (Rb	390 Baseline Rd	2.99
Scotiabank Canada	222 Baseline Road, Uni..	3.30
Bmo Financial (Bank Of Mc	300 222 Baseline Rd	3.30
Scotiabank Canada	665 Baseline Road	3.52
Canadian Imperial Bank Of	590 Baseline Road	3.53

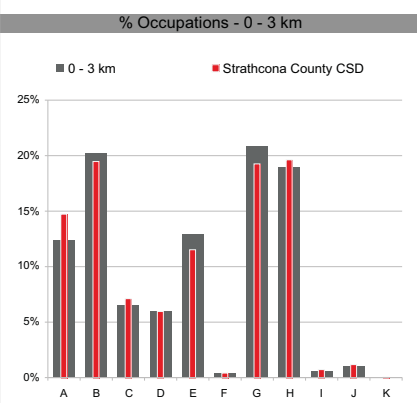
AGE		
	0 - 3 km	CSD
Population by Age	41,365	108,750
0 to 4 years	2,206	6,446
5 to 19 years	7,686	21,006
20 to 24 years	2,534	6,154
25 to 34 years	4,927	13,645
35 to 44 years	6,044	17,041
45 to 54 years	5,968	16,456
55 to 64 years	6,179	14,940
65 to 74 years	4,042	8,812
75 to 84 years	1,312	3,055
85 years and over	465	1,195
Median Age	40.5	39.1



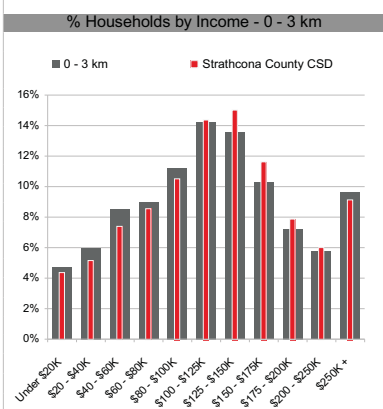
POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2011 Population (Census)	37,062	96,116
2016 Population Estimate	41,365	108,750
2019 Population Projection	43,423	114,196
% Pop. Change (2011-16)	11.6%	13.1%
% Pop. Change (2016-19)	5.0%	5.0%
2016 Families	12,620	33,066
Married couples	9,822	26,374
Common-law couples	4,346	3,042
Lone-parent families	5,476	3,650
Average Persons Per Family	2.9	2.9



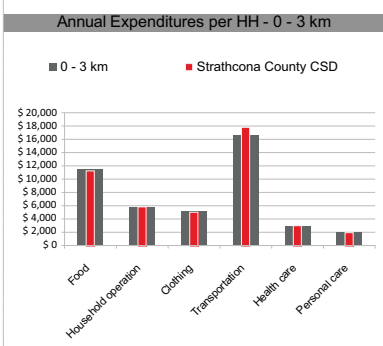
LABOR FORCE & OCCUPATIONS		
	0 - 3 km	CSD
Labour Force by Occupation	24,031	63,845
A Management	2,969	9,402
B Business & Finance	4,870	12,430
C Natural Sciences	1,578	4,540
D Health	1,450	3,801
E Educ, Gov't, & Religion	3,101	7,357
F Art, Culture, Rec, & Sport	109	261
G Sales & Service	5,022	12,297
H Trades & Transportation	4,550	12,528
I Primary Industry	134	462
J Processing & Manufacturing	248	747
K Not Applicable	0	20



INCOME		
	0 - 3 km	CSD
Under \$20K	714	1,720
\$20 - \$40K	907	2,029
\$40 - \$60K	1,290	2,912
\$60 - \$80K	1,364	3,367
\$80 - \$100K	1,708	4,138
\$100 - \$125K	2,166	5,656
\$125 - \$150K	2,057	5,913
\$150 - \$175K	1,560	4,576
\$175 - \$200K	1,098	3,099
\$200 - \$250K	875	2,365
\$250K +	1,464	3,595
Average Household Income	\$ 151,543	\$ 153,621
Median Household Income	\$ 118,687	\$ 124,394



EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	CSD
Expenditure Per Household	\$ 87,085	\$ 88,676
Food	\$ 11,471	\$ 11,241
Shelter	\$ 24,590	\$ 24,847
Household operation	\$ 5,845	\$ 5,822
Household equipment	\$ 3,710	\$ 4,126
Clothing	\$ 5,140	\$ 5,014
Transportation	\$ 16,650	\$ 17,802
Health care	\$ 3,008	\$ 2,987
Personal care	\$ 1,983	\$ 1,937
Recreation	\$ 7,658	\$ 7,879
Reading materials	\$ 474	\$ 455
Education	\$ 1,838	\$ 1,681
Tobacco and alcohol	\$ 2,455	\$ 2,626
Games of chance	\$ 445	\$ 446
Miscellaneous expenditure	\$ 1,817	\$ 1,813



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