



781 sq. ft. - 9,129 sq. ft. Available

Property Highlights

- New ownership & management
- Recently renovated - including roof, HVAC units and common areas
- Ideal for health & wellness or medical tenants
- Property located across Strathcona County and new development (starting construction) "The Market at Centre in the Park" anchored by Planet Organic
- Also nearby, the new "Bedford Urban Village - Aging in Place" development
- Excellent on site parking; 1 stall per 226 sq. ft. and 4.4 stalls per 1,000 sq. ft.
- Tenants can enjoy on site amenities: Sawmill Restaurant, Hotel amenities, 24 hr. security, Spa, Daycare, Preschool, Fitness Centre, Yoga Studio and executive business centre
- Vehicular traffic counts: Sherwood Drive - 26,000 vehicles per day; Granada Blvd. - 15,000 vehicles per day



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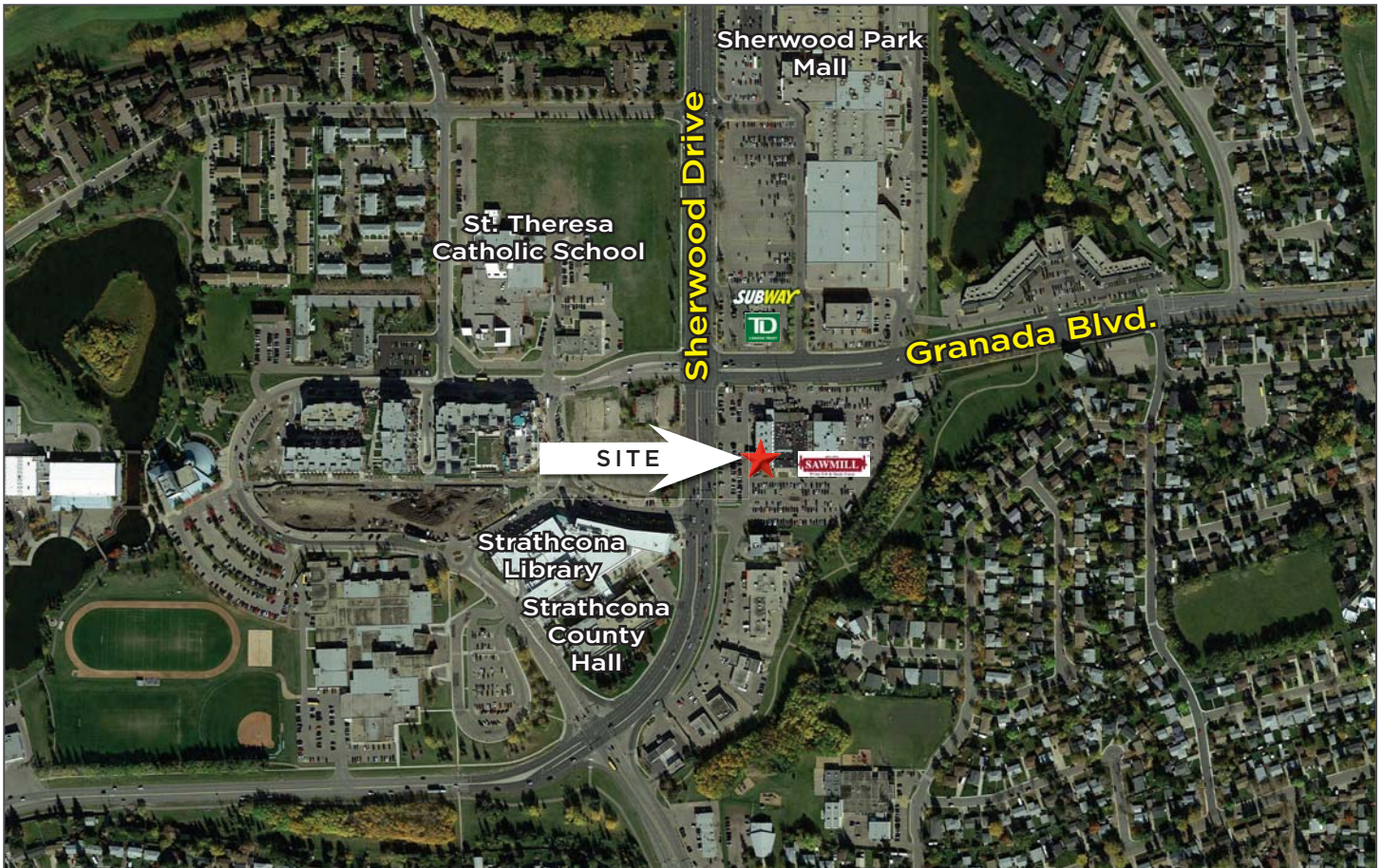
**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

PARK CENTRE & HOTEL

2016 Sherwood Drive, Sherwood Park, AB

Aerial



Property Details

Concourse:

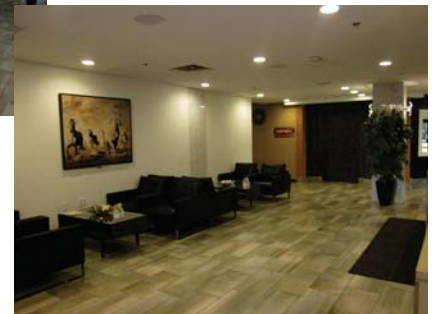
- Unit 2 - 884 sq. ft. - Available Jan. 1, 2017
- Unit 12 - 781 sq. ft. - Available December 1, 2016
- Rates: \$12.00 to \$14.00 per sq. ft.

Main Floor:

- Unit 123 - 9,129 sq. ft. - Available within 60 days
- Unit has independent entrance
- Rate: \$15.00 to \$18.00 per sq. ft.

Second Floor:

- Unit 212 - 2,102 sq. ft. - Available within 60 days
- Rate: \$18.00 per sq. ft.



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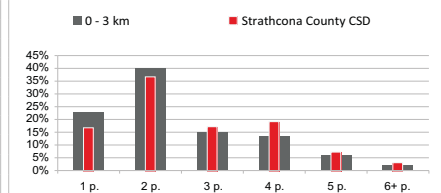
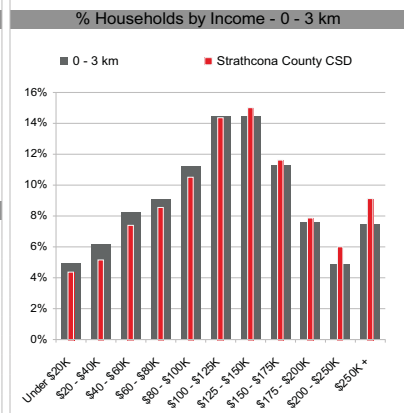
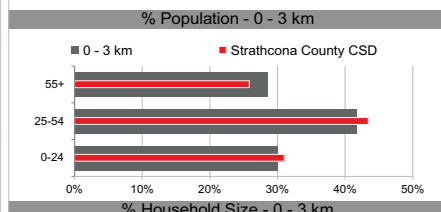
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Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
RONA Canada	340 Baseline Road	1.65
The Home Depot	200-390 Baseline Rd	1.71
Rona Canada	301 Wye Road, Suite 81	2.11
Dollarama	1020 Sherwood Dr	2.21
Dollarama	100 Broadview Drive	2.26
Staples Canada	350 390 Baseline Rd.	2.32
Walmart Canada	239 Wye Road	2.35
Costco Wholesale Canada	2201 Broadmoor Blvd	2.67
Canadian Tire	169 Ordze Ave	2.75
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Grocery & Convenience		
G & C Name	Address	Dist. (km)
Mac's Convenience Stores	101 Granada Blvd.	0.31
Shoppers Drug Mart	2020 Sherwood Drive	0.42
Safeway Canada	2020 Sherwood Drive	0.42
7-Eleven Canada	52 Brentwood Blvd	1.34
Real Canadian Superstore	#100-410 Baseline Road	1.72
Rexall Canada	101 Bremner Drive, Uni...	1.84
7-Eleven Canada	2 Sioux Road	1.93
7-Eleven Canada	1049 Cloverbar Rd	1.99
Shoppers Drug Mart	550 Baseline Rd, Unit ...	2.09
Rexall Canada	301 Wye Road, Suite 11	2.11
Nearest Banks		
Bank Name	Address	Dist. (km)
Royal Bank Of Canada (Rb)	390 Baseline Rd	1.64
Scotiabank Canada	222 Baseline Road, Uni..	2.16
Bmo Financial (Bank Of M)	300 222 Baseline Rd	2.16
Royal Bank Of Canada (Rb)	301 Wye Rd	2.20
Canadian Imperial Bank Of.	25 1020 Sherwood Dr.	2.26
Canadian Imperial Bank Of.	590 Baseline Road	2.49
Scotiabank Canada	993 Fir Street	2.52
Scotiabank Canada	665 Baseline Road	2.52
Bmo Financial (Bank Of M)	145 Ordze Ave	2.79
Td Canada Trust	139 Ordze Avenue	2.82

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2011 Population (Census)	48,005	96,116
2016 Population Estimate	53,835	108,750
2019 Population Projection	56,302	114,196
% Pop. Change (2011-16)	12.1%	13.1%
% Pop. Change (2016-19)	4.6%	5.0%
2016 Families	16,360	33,066
Married couples	12,813	26,374
Common-law couples	5,669	3,042
Lone-parent families	7,144	3,650
Average Persons Per Family	2.9	2.9

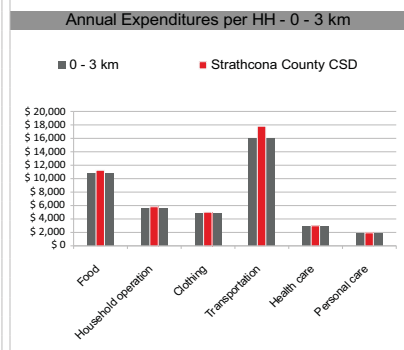
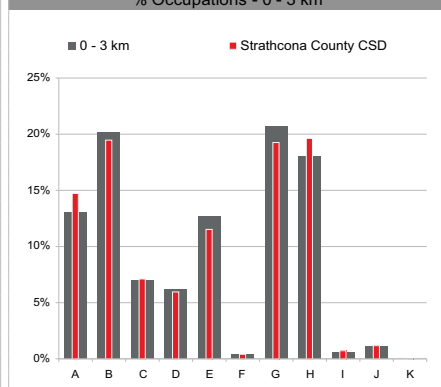
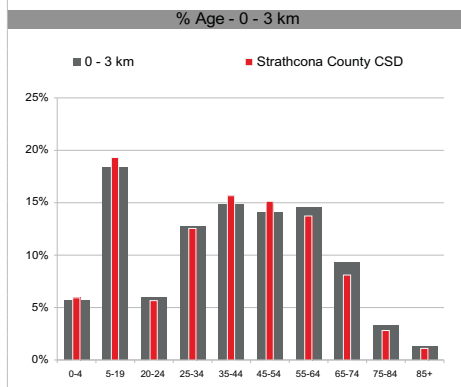
INCOME		
	0 - 3 km	CSD
Under \$20K	986	1,720
\$20 - \$40K	1,228	2,029
\$40 - \$60K	1,645	2,912
\$60 - \$80K	1,820	3,367
\$80 - \$100K	2,243	4,138
\$100 - \$125K	2,889	5,656
\$125 - \$150K	2,889	5,913
\$150 - \$175K	2,249	4,576
\$175 - \$200K	1,519	3,099
\$200 - \$250K	980	2,365
\$250K +	1,493	3,651
Average Household Income	\$ 143,193	\$ 153,622
Median Household Income	\$ 117,727	\$ 124,394



AGE		
	0 - 3 km	CSD
Population by Age	53,835	108,750
0 to 4 years	3,049	6,446
5 to 19 years	9,890	21,006
20 to 24 years	3,193	6,154
25 to 34 years	6,839	13,645
35 to 44 years	7,988	17,041
45 to 54 years	7,591	16,456
55 to 64 years	7,811	14,940
65 to 74 years	4,992	8,812
75 to 84 years	1,767	3,055
85 years and over	714	1,195
Median Age	39.8	39.1

LABOR FORCE & OCCUPATIONS		
	0 - 3 km	CSD
Labour Force by Occupation	31,090	63,845
A Management	4,059	9,402
B Business & Finance	6,259	12,430
C Natural Sciences	2,183	4,540
D Health	1,913	3,801
E Educ, Govt, & Religion	3,944	7,357
F Art, Culture, Rec, & Sport	131	261
G Sales & Service	6,445	12,297
H Trades & Transportation	5,605	12,528
I Primary Industry	191	462
J Processing & Manufacturing	359	747
K Not Applicable	0	20

EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	CSD
Expenditure Per Household	\$ 83,342	\$ 88,676
Food	\$ 10,755	\$ 11,241
Shelter	\$ 23,268	\$ 24,847
Household operation	\$ 5,550	\$ 5,822
Household equipment	\$ 3,855	\$ 4,126
Clothing	\$ 4,852	\$ 5,014
Transportation	\$ 16,025	\$ 17,802
Health care	\$ 2,897	\$ 2,987
Personal care	\$ 1,891	\$ 1,937
Recreation	\$ 7,455	\$ 7,879
Reading materials	\$ 437	\$ 455
Education	\$ 1,695	\$ 1,681
Tobacco and alcohol	\$ 2,445	\$ 2,626
Games of chance	\$ 433	\$ 446
Miscellaneous expenditure	\$ 1,785	\$ 1,813



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