

# FORT STATION

99<sup>th</sup> Avenue & 108<sup>th</sup> Street  
Fort Saskatchewan, Alberta

**Join:**

- Snap Fitness
- Ace Liquor
- Two Sergeants Brewing
- Benjamin Moore
- Shadified
- Doctor/Pharmacy
- Daycare & More

**NEW DEVELOPMENT  
OPPORTUNITIES!**



**3,200 - 13,638 SQ. FT. FOR SALE OR LEASE**

## Property Highlights

- Be a part of an exciting opportunity to own or lease in downtown Fort Saskatchewan
- Mixed use redevelopment with multiple size opportunities available immediately
- Excellent retail / office / showroom space
- Zoned: C5 - Fort Mall Redevelopment
- Operating Costs: \$6.21 net, per sq. ft. (2018 est.)
- Contact Agents for lease rate and sale price

## Locator Map



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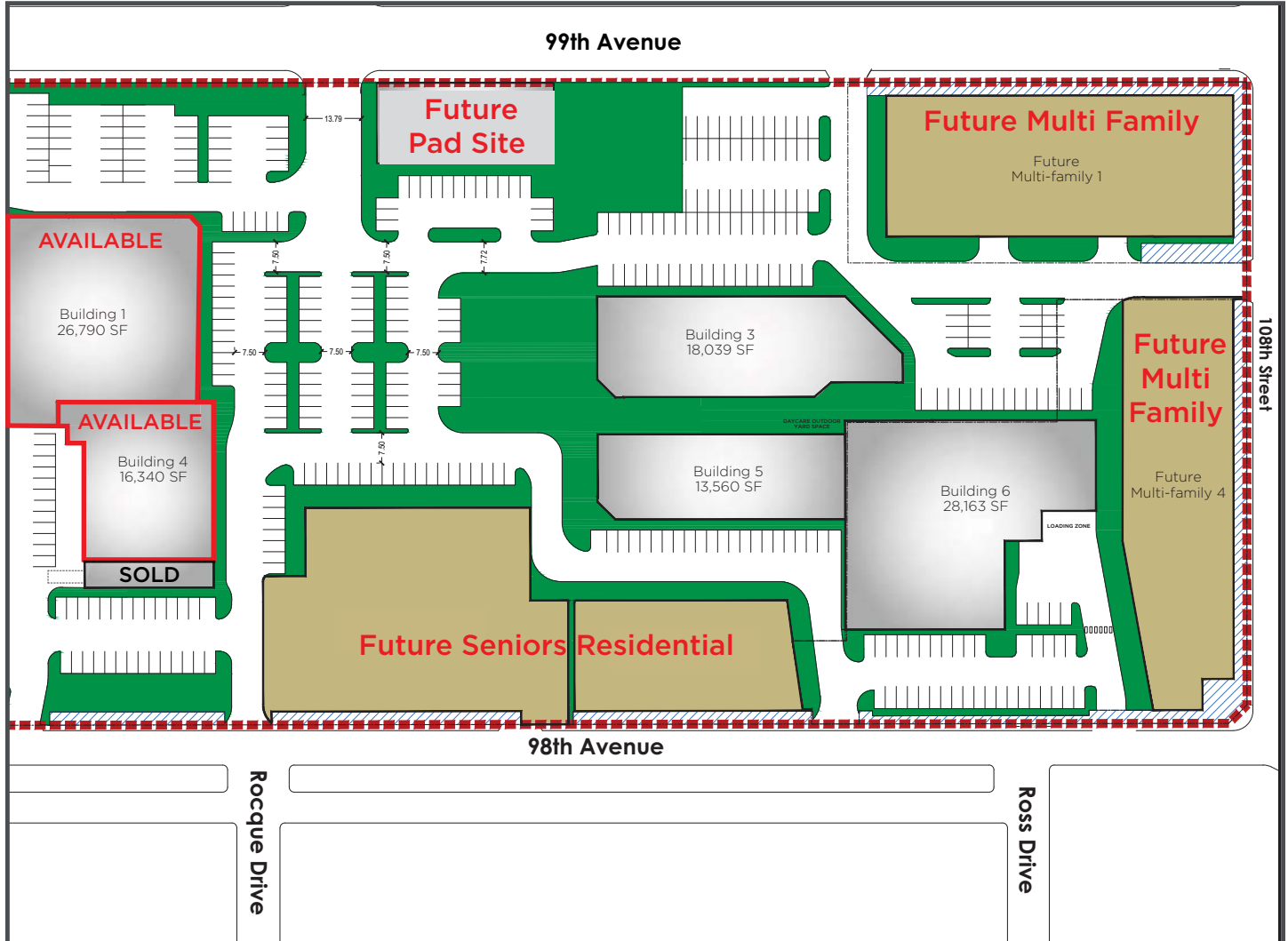
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## Site Plan



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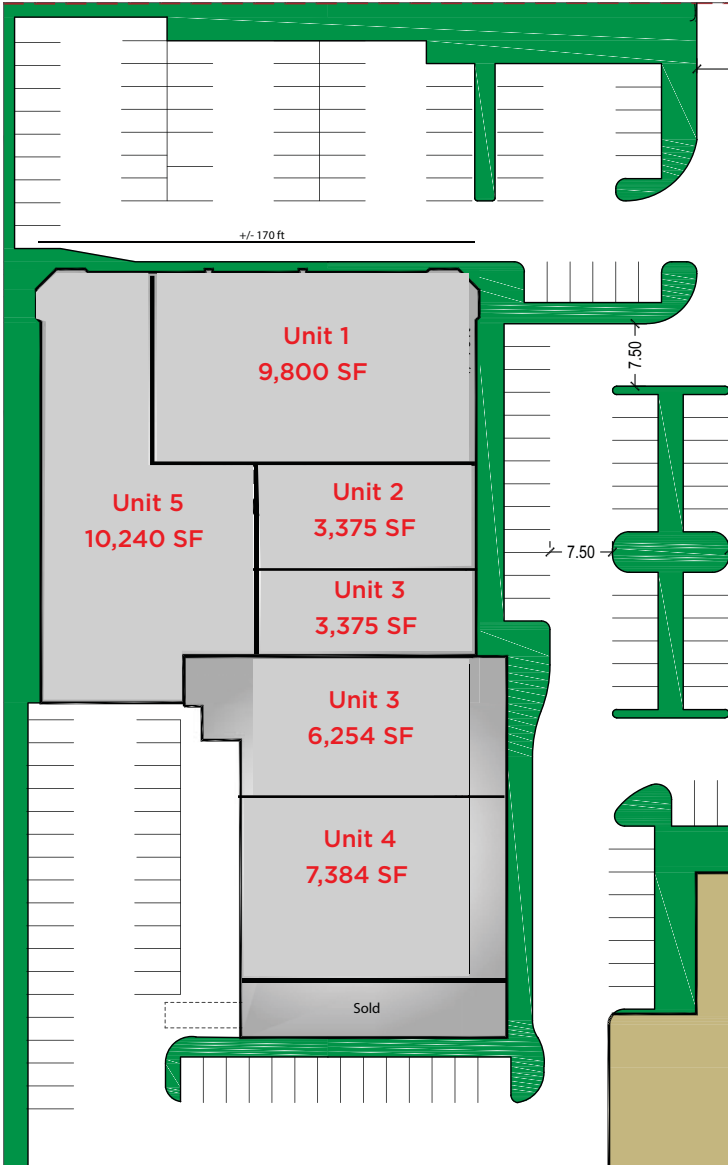
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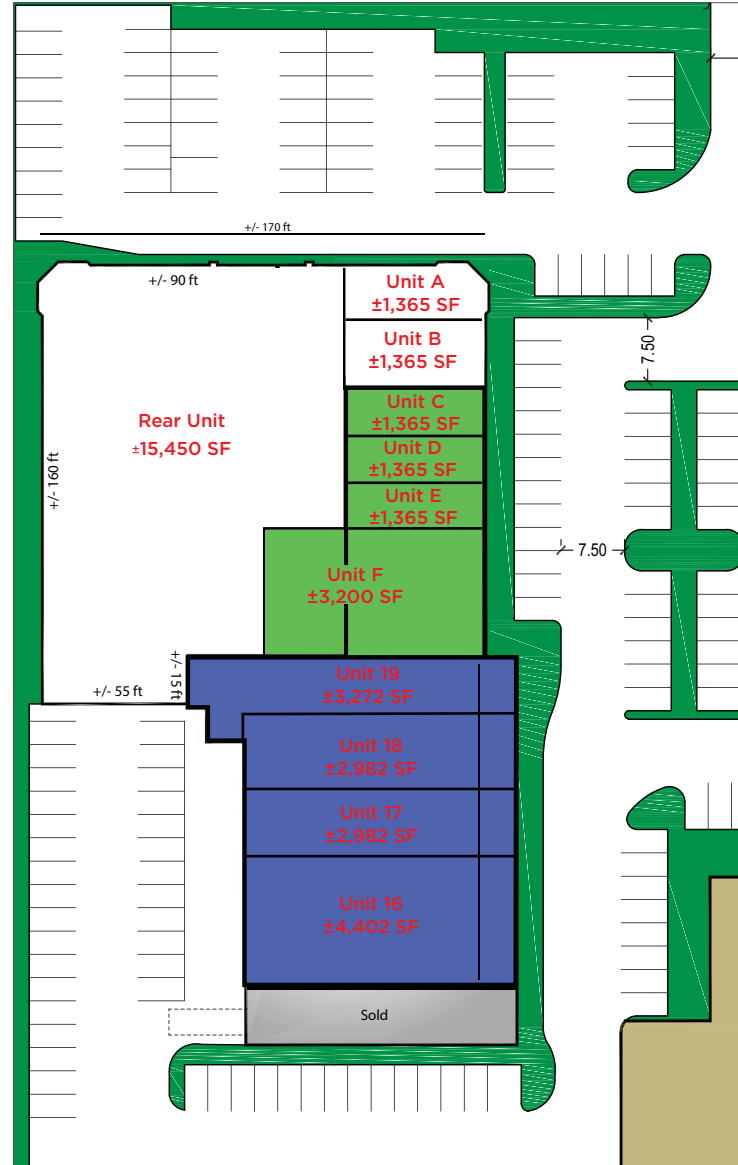
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## Proposed Floor Plans Large Unit Concept



## Small Unit Concept



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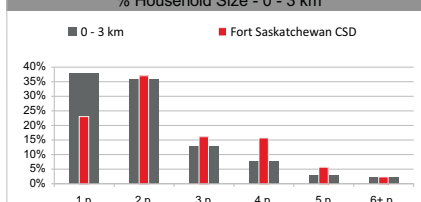
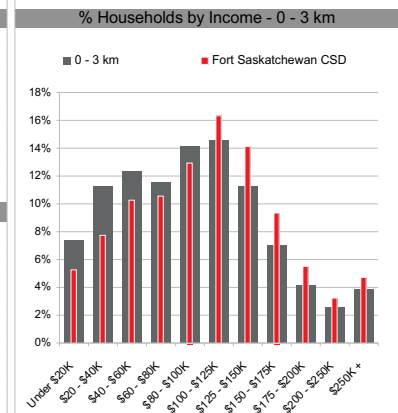
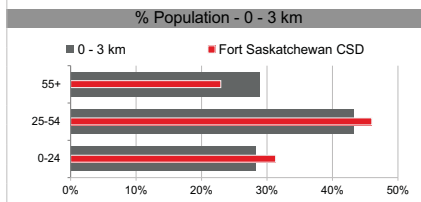
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**Demographics**

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	8802 100Th Street	1.38
Walmart Canada	9551 - 87 Avenue	1.56
Canadian Tire	9510 - 86Th Avenue	1.77
Staples Canada	9410 86Th Avenue, Unit..	1.92
The Home Depot	9280 Southfort Drive 1...	2.12
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Nofrills	#100 8802-100Th Street	1.38
Rexall Canada	9425-94 Avenue	1.45
Shoppers Drug Mart	9360 Southfort Drive	1.90
Safeway Canada	9450 - 86 Avenue	1.90
Rexall Canada	116 Town Crest Road	3.95
Shoppers Drug Mart	100 Westpark Blvd	4.18
Banks		
Bank Name	Address	Dist. (km)
Scotiabank Canada	10404 99th Avenue	0.12
Royal Bank of Canada	9916 102nd St	0.23
Canadian Imperial Bank of	9903 101St St.	0.24
TD Canada Trust	10006 99Th Ave	0.35
BMO Financial	8725 94 St	1.07

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2011 Population (Census)	10,310	19,800
2018 Population Estimate	12,613	24,155
2021 Population Projection	13,754	26,172
% Pop. Change (2011-18)	22.3%	22.0%
% Pop. Change (2018-21)	9.0%	8.4%
2018 Families	3,802	7,235
Married couples	2,636	5,141
Common-law couples	538	1,082
Lone-parent families	628	1,012
Average Persons Per Family	2.7	2.8

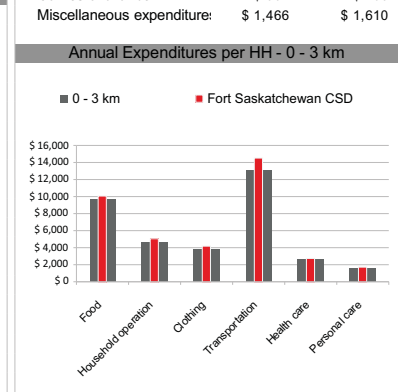
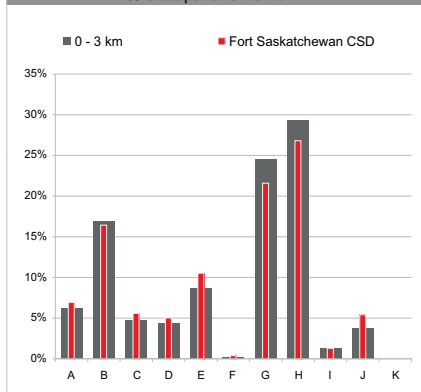
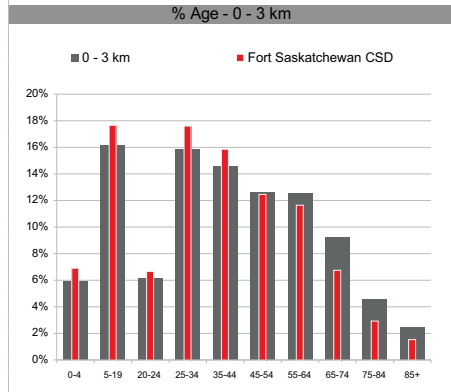
INCOME		
	0 - 3 km	CSD
Under \$20K	387	498
\$20 - \$40K	592	733
\$40 - \$60K	648	972
\$60 - \$80K	608	1,000
\$80 - \$100K	741	1,225
\$100 - \$125K	765	1,547
\$125 - \$150K	593	1,337
\$150 - \$175K	370	885
\$175 - \$200K	218	522
\$200 - \$250K	134	306
\$250K +	202	447
Average Household Income	\$ 108,883	\$ 122,590
Median Household Income	\$ 90,610	\$ 104,977



AGE		
	0 - 3 km	CSD
Population by Age	12,613	24,155
0 to 4 years	743	1,668
5 to 19 years	2,037	4,265
20 to 24 years	772	1,609
25 to 34 years	2,002	4,253
35 to 44 years	1,838	3,830
45 to 54 years	1,589	3,009
55 to 64 years	1,585	2,813
65 to 74 years	1,161	1,631
75 to 84 years	575	707
85 years and over	313	370
Median Age	38.8	35.7

LABOR FORCE & OCCUPATIONS		
	0 - 3 km	CSD
Labour Force by Occupation	6,901	13,837
A Management	432	961
B Business & Finance	1,169	2,273
C Natural Sciences	327	773
D Health	298	695
E Educ, Gov't, & Religion	596	1,457
F Art, Culture, Rec, & Sport	13	53
G Sales & Service	1,689	2,987
H Trades & Transportation	2,025	3,709
I Primary Industry	90	180
J Processing & Manufacturing	262	749
K Not Applicable	0	0

EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	CSD
Expenditure Per Household	\$ 68,305	\$ 74,261
Food	\$ 9,729	\$ 10,066
Shelter	\$ 18,885	\$ 20,150
Household operation	\$ 4,672	\$ 5,051
Household equipment	\$ 2,648	\$ 3,401
Clothing	\$ 3,799	\$ 4,176
Transportation	\$ 13,110	\$ 14,520
Health care	\$ 2,617	\$ 2,733
Personal care	\$ 1,608	\$ 1,713
Recreation	\$ 5,494	\$ 6,327
Reading materials	\$ 343	\$ 357
Education	\$ 1,106	\$ 1,245
Tobacco and alcohol	\$ 2,446	\$ 2,504
Games of chance	\$ 382	\$ 406
Miscellaneous expenditure:	\$ 1,466	\$ 1,610



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