

MASTER FRANCHISOR OPPORTUNITY



1,187 - 12,000 SF
Build to Suit Opportunities

Property Highlights

- Exciting opportunity to secure a franchisee with representation on our franchise signage board, or to place your own sign on the premises.
- Flexible floor plans
- Co tenants include; Sobeys, Canadian Tire, Walmart, Staples, Shoppers Drug Mart, Tim Hortons and Dairy Queen
- Ample parking
- Excellent street exposure
- Located on the southwest corner of Highway 2 and Main Street, the main retail corridor in the community



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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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Building Details

Total Square Feet:	120,799
Total Available:	1,187, 1,274, 4,567 SF & pad opportunities (new development) of approximately 9,000 - 12,000 SF
Lease Rate:	Market
Parking Ratio:	5.79/1,000/SF
T.I.:	Negotiable
Operating Costs:	\$9.50 per SF (est. 2019)

Property Photos



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Site Plan



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Demographics

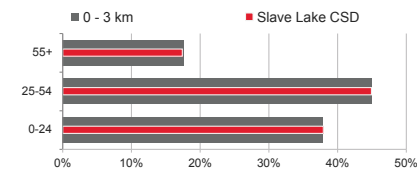
BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Staples Canada	460-1500 Main Street Sw	0.06
Canadian Tire	101 Cornerstone, 1500 ...	0.17

Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Shoppers Drug Mart	300 1500 Main Street S...	0.05
Sobeys	701 Cornerstone, 1500 ...	0.12
Nofrills	100 Main St Sw	1.07
Rexall Canada	233 Main Street, Box 8...	1.44

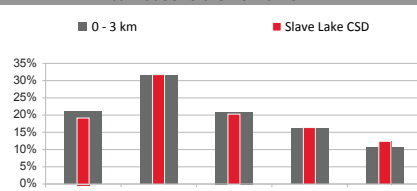
Banks		
Bank Name	Address	Dist. (km)
Scotiabank Canada	#28, 100 Main Street S.w	0.72
Royal Bank of Canada	204 Main St N	0.91

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2016 Population (Census)	6,999	6,879
2018 Population Estimate	6,963	6,847
2021 Population Projection	6,919	6,805
% Pop. Change (2016-18)	-0.5%	-0.5%
% Pop. Change (2018-21)	-0.6%	-0.6%
2018 Families in Private HHS	1,959	1,921
Couple census families	1,624	1,590
Without children	677	658
With children	947	932
Lone-parent families	335	331
Average Persons Per Family	3.0	3.0

% Population - 0 - 3 km

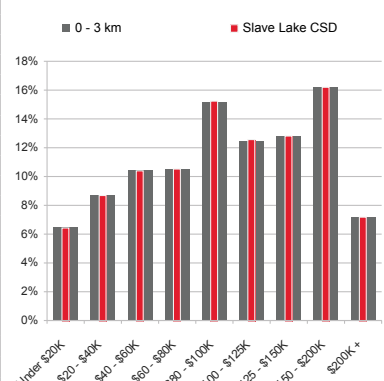


% Household Size - 0 - 3 km



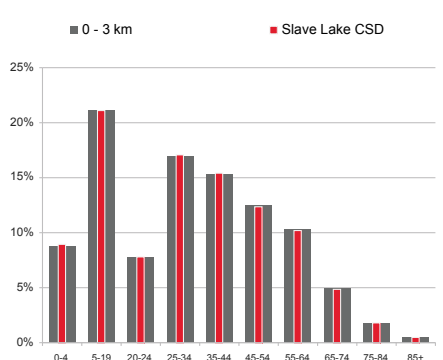
INCOME		
	0 - 3 km	CSD
Under \$20K	158	154
\$20 - \$40K	213	208
\$40 - \$60K	255	249
\$60 - \$80K	257	252
\$80 - \$100K	370	365
\$100 - \$125K	304	301
\$125 - \$150K	312	307
\$150 - \$200K	395	388
\$200K +	175	172
Average Household Income	\$ 117,582	\$ 117,832
Median Household Income	\$ 98,430	\$ 98,571

% Households by Income - 0 - 3 km



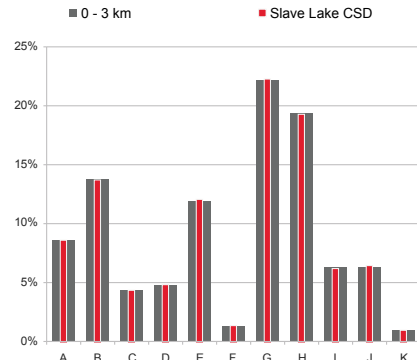
AGE		
	0 - 3 km	CSD
Population by Age	6,963	6,847
0 to 4 years	614	612
5 to 19 years	1,469	1,445
20 to 24 years	544	534
25 to 34 years	1,179	1,169
35 to 44 years	1,070	1,055
45 to 54 years	868	846
55 to 64 years	717	698
65 to 74 years	343	332
75 to 84 years	126	123
85 years and over	33	33
Median Age	32.3	32.2

% Age - 0 - 3 km



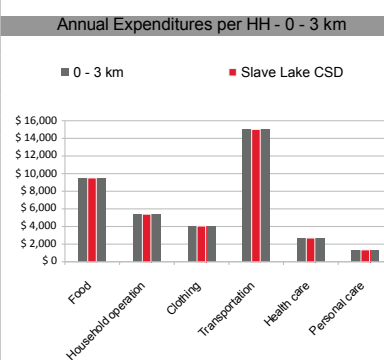
LABOR FORCE & OCCUPATIONS		
	0 - 3 km	CSD
Labour Force by Occupation	4,076	4,005
A Management	351	344
B Business & Finance	563	549
C Natural Sciences	177	174
D Health	196	193
E Educ, Gov't, & Religion	487	483
F Art, Culture, Rec, & Sport	54	54
G Sales & Service	906	892
H Trades & Transportation	790	772
I Primary Industry	256	248
J Processing & Manufacturing	259	258
K Not Applicable	38	38

% Occupations - 0 - 3 km



EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	CSD
Expenditure Per Household	\$ 71,672	\$ 71,802
Food	\$ 9,494	\$ 9,512
Shelter	\$ 20,546	\$ 20,589
Household operation	\$ 5,394	\$ 5,404
Household equipment	\$ 2,581	\$ 2,585
Clothing	\$ 4,044	\$ 4,053
Transportation	\$ 14,996	\$ 15,018
Health care	\$ 2,695	\$ 2,699
Personal care	\$ 1,354	\$ 1,357
Recreation	\$ 4,708	\$ 4,713
Reading materials	\$ 185	\$ 186
Education	\$ 1,757	\$ 1,762
Tobacco and alcohol	\$ 1,542	\$ 1,545
Games of chance	\$ 165	\$ 165
Miscellaneous expenditure:	\$ 2,211	\$ 2,214

Annual Expenditures per HH - 0 - 3 km



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