



**JOIN TENANTS**



## Rabbit Hill Crossing & Shopping Centre

### 5,500 sf fully developed medical clinic

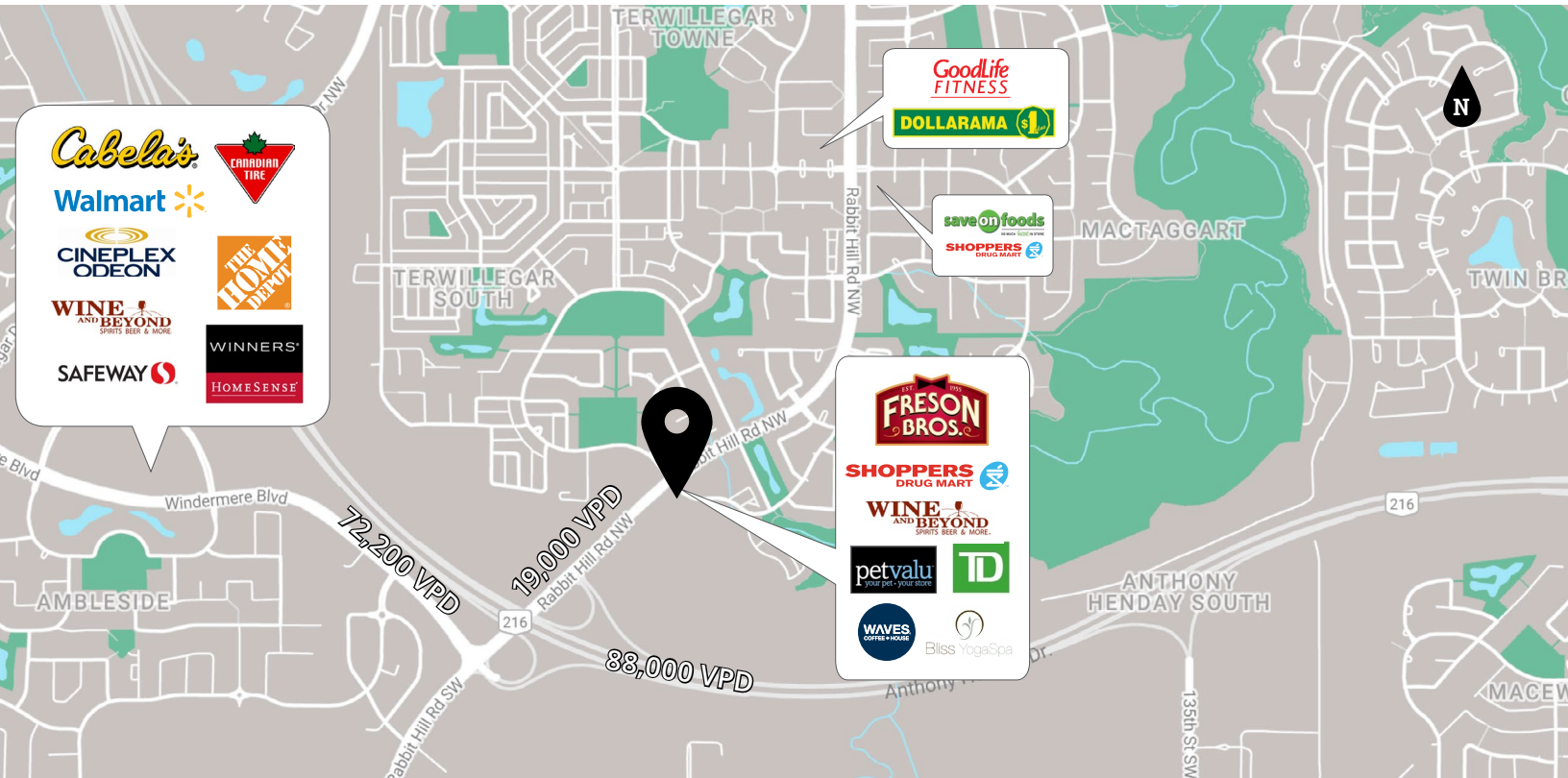
Rabbit Hill Shopping Centre and Crossing is home to Freson Bros. Fresh Market, Shoppers Drug Mart, Wine & Beyond, TD Bank and Pet Valu. Located in Edmonton's fastest growing district, with a prominent location along Rabbit Hill Road and connectivity to Anthony Henday, Edmonton's ring road.

### Get more information

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**Property Description**

Rabbit Hill is a premier development positioned to service some of the most affluent and fastest growing regions in greater Edmonton. The centre is strategically located at the northeast corner of Rabbit Hill Road and Anthony Henday Drive. The recent twinning of Rabbit Hill Road accommodates the significant increase in traffic seen as it has established itself as the main arterial into the residential neighborhoods north of the Henday.

Rabbit Hill Shopping Centre and Rabbit Hill Crossing are now fully developed featuring strong tenancies and have been a first to market location choice for Freson Brothers, Crumbl Cookie, and Dickey's BBQ, as well as home to Bliss YogaSpa, Edmonton's luxurious and award-winning 8,000 sf spa.

 **\$164,098**  
Average Household Income within 3 km (2023)

 **66,034**  
Population within 3 km radius (2023)

 **100,000**  
The interchange at Rabbit Hill Road and Anthony Henday sees more than 110,000 vehicles per day (2022)



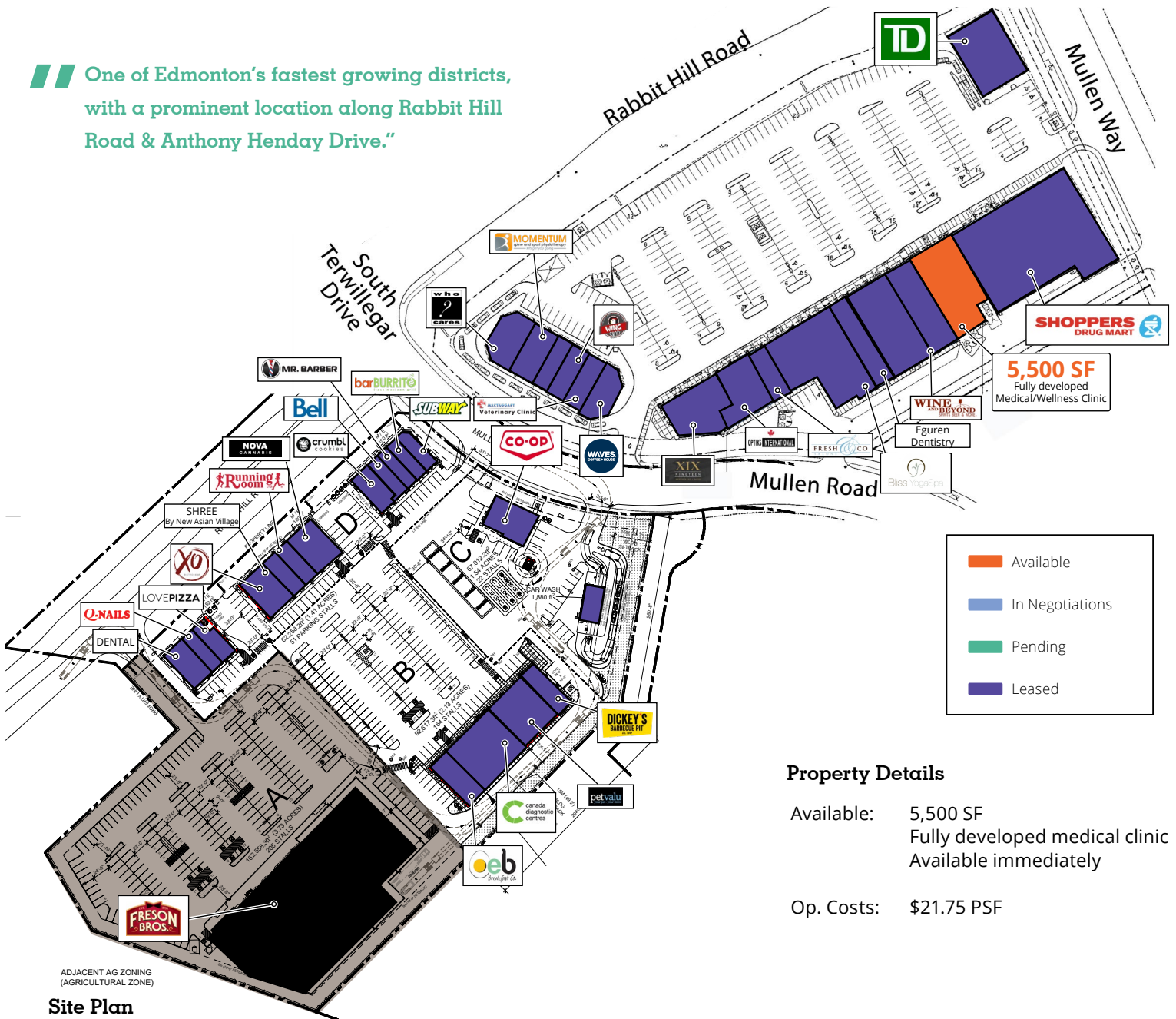
# Retail For Lease

# Rabbit Hill Crossing, Edmonton, AB



The centre is anchored by a 42,000 sf Freson Bros. Fresh Market store, providing the community with traditional grocery offerings combined with quality fresh foods. Additional tenants include Shoppers Drug Mart, TD Bank, Wine & Beyond, and Pet Valu. This is a truly unique opportunity to service this exceptional trade area in one of Edmonton's best communities.

One of Edmonton's fastest growing districts, with a prominent location along Rabbit Hill Road & Anthony Henday Drive."



### Property Details

Available: 5,500 SF  
Fully developed medical clinic  
Available immediately

Op. Costs: \$21.75 PSF

ADJACENT AG ZONING (AGRICULTURAL ZONE)

### Site Plan

For discussion purposes only

# Retail For Lease

Rabbit Hill Road &  
South Terwillegar Drive, Edmonton, AB



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