

15,000 SF Retail Plaza | Sherwood Park, Alberta

Now Pre-Leasing | Target Delivery: Fall 2027

Limited bays – secure your preferred unit early.



1.3%

RETAIL VACANCY

Opp. Costco

OPP. COSTCO

\$144k

MEDIAN INCOME

Fall 2027

TARGET DELIVERY

THE OPPORTUNITY

High-income community with scarce retail space.

SITE HIGHLIGHTS

15,000 SF Boutique Plaza

1.65 Acre Corner Lot

90 Parking Stalls

C2 - Arterial Commercial Zoning

Modern Design

TRAFFIC & DEMOGRAPHICS

42,770 Vehicles / Day on Baseline Road

27,979 Vehicles / Day on Broadmoor Boulevard

Population: **103,828** (1.16% yearly growth)

Annual Retail Spend: **\$2.36B+**

Pre-leasing is underway - limited bays.

Retail opportunities in Sherwood Park are scarce. Early tenants get the best exposure, signage, and patio options. Inquire now to secure prime positioning.

BEST FIT TENANTS

► Food & Beverage • Boutique Retail • Health & Wellness • Professional Services • Pet & Medical

LEASING INQUIRIES

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