

# RETAIL SPACE FOR LEASE



Progressive  
Where Real Estate Happens

#316, 280 Pioneer Rd, Spruce Grove AB  
1,200 SQ FT | C3 Zoned (Neighborhood Retail & Service)



STARTING RATE  
**\$34/SF**

ADDITIONAL RENT  
**\$14/SF**

Visible strip mall retail opportunity with ample on-site parking and modern curb appeal.



**Sunny Dhillon**  
Real Estate Agent  
780-965-3533  
sdhillon@maxwellrealty.ca

# Property Highlights | Map, Traffic & Demographics



## Why This Space Wins

- 1,200 square foot retail bay in Prescott, Spruce Grove
- Located in a well-kept strip mall with strong visibility
- Lots of surface parking directly in front of the unit
- Suitable for multiple retail and service uses
- Modern façade supports strong brand presentation
- Additional rent estimated at \$14/sq ft

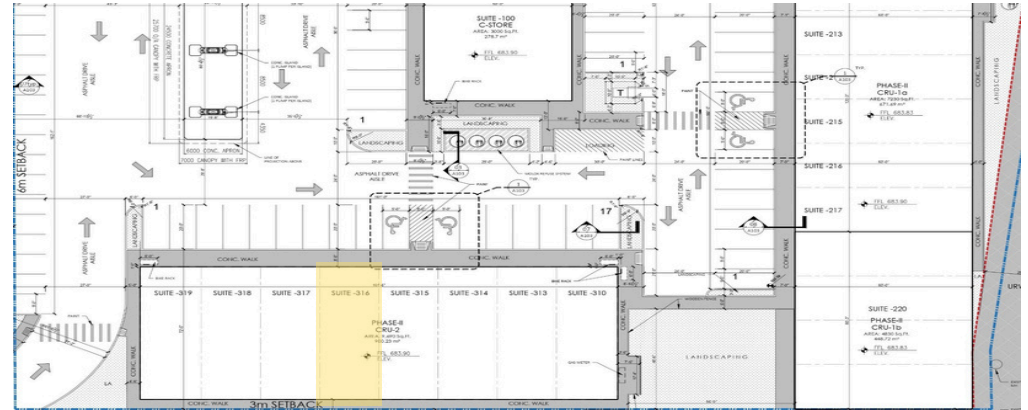
## Traffic + Customer Flow

**Drive-by Exposure** Excellent visibility within an active neighborhood commercial node, capturing both local and passing traffic.

**Customer Access** Easy in/out circulation with generous surface parking directly in front of the unit, supporting quick and convenient visits.

**Visit Patterns** Fuel, convenience, and adjacent retail uses support repeat stop-in traffic and consistent daily customer activity.

**Use Profile** Well-suited for service retail, boutique concepts, food, wellness, and other high-frequency customer uses.



## Site Context + Access

- Unit#316 is positioned within an active retail strip format.
- Internal drive aisles and front-door parking support easy customer access.
- Fuel and convenience uses on-site help reinforce repeat stop-in patterns.
- Strong visibility from within the centre supports service and impulse retail.

## Demographics

Radius	Population	Households	Average Household Income
1 KM	2,545	862	\$127,190
2 KM	10,833	3,746	\$127,720
3 KM	18,622	6,719	\$124,637

- Population growth (2023–2028): +14.9% to +20.8%
- Expanding residential base
- Increasing demand for neighborhood retail