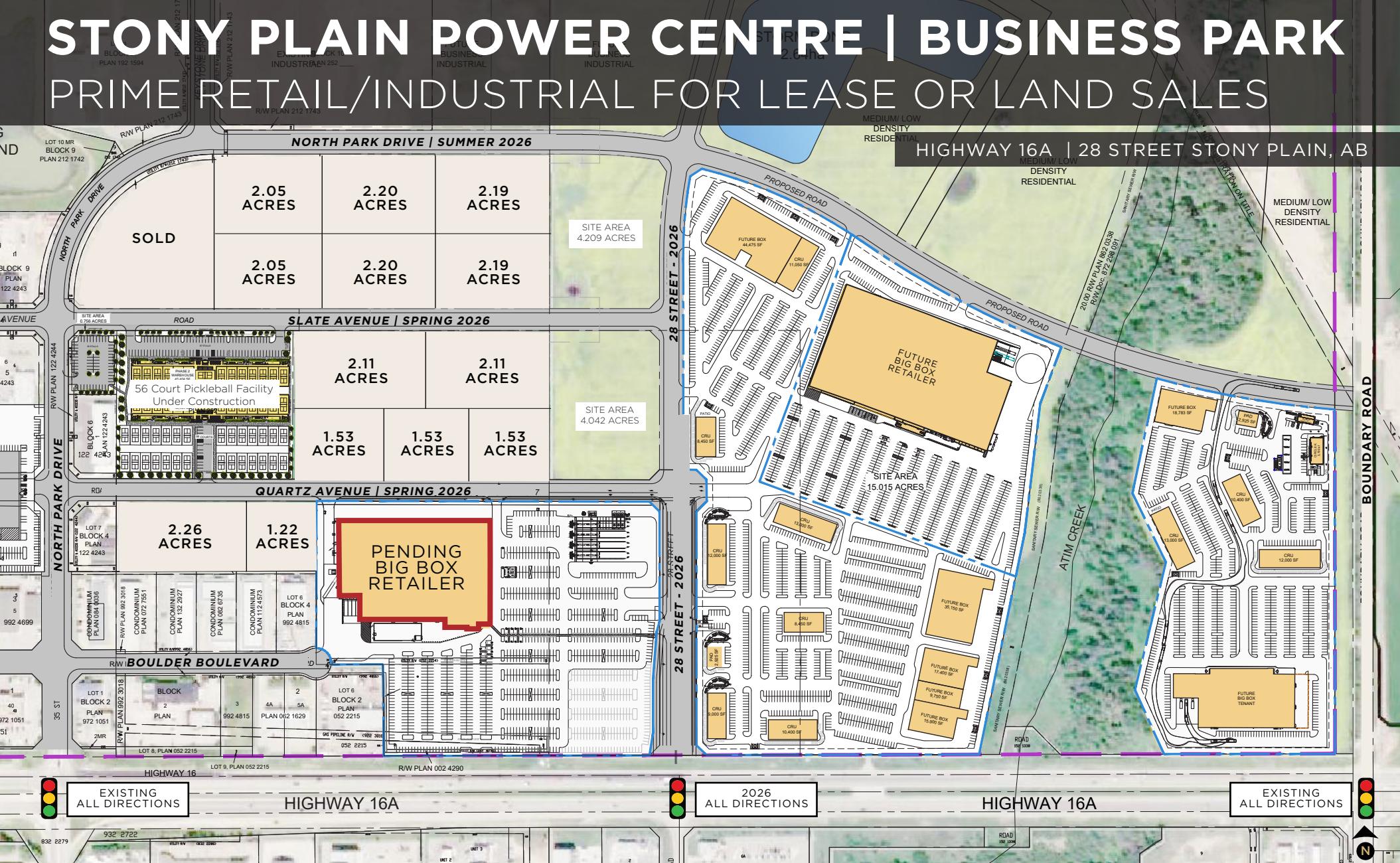


STONY PLAIN POWER CENTRE | BUSINESS PARK

PRIME RETAIL/INDUSTRIAL FOR LEASE OR LAND SALES

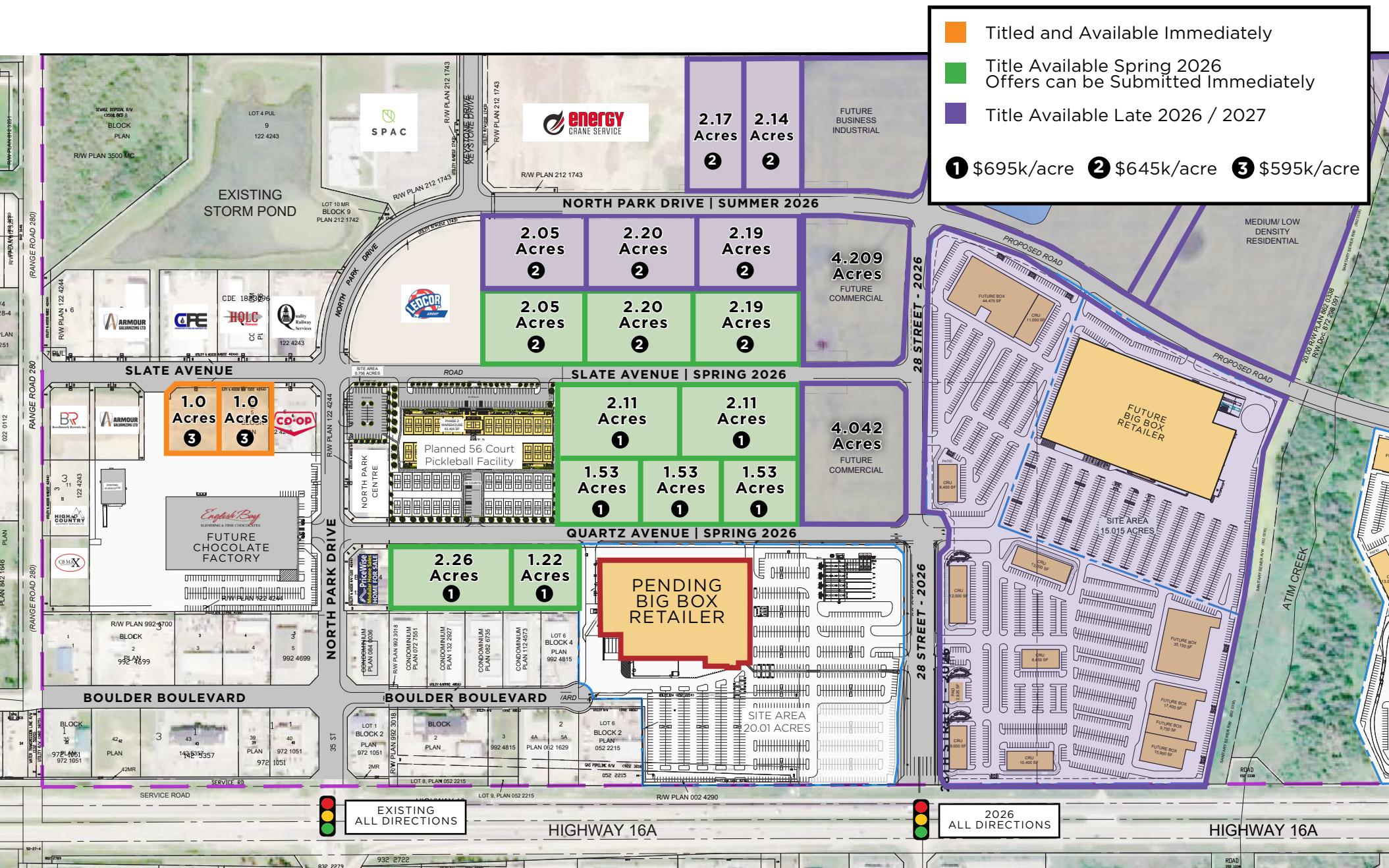


- Stony Plain Power Centre / Business Park, located at the main entrance to Stony Plain, will be the newest mixed-use commercial development, ideal for a variety of retail businesses.
- With a big-box anchor retailer pending on ± 20 acres of land, this is a prime opportunity to secure your location early.
- Stony Plain is the gateway between the Edmonton Metropolitan Region and Western Alberta with an anticipated service area of + 185,000 people.

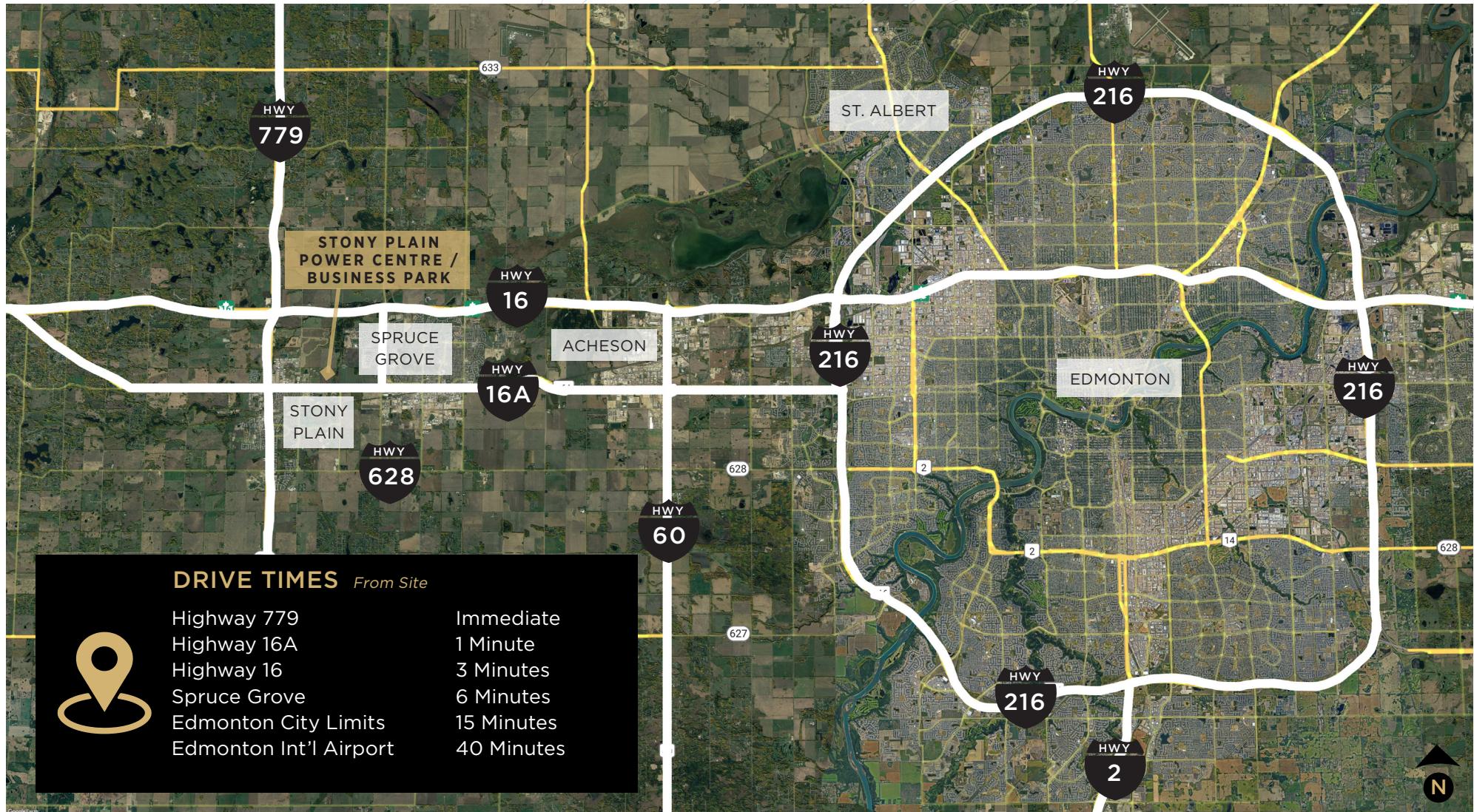
OVERVIEW | STONY PLAIN POWER CENTRE / BUSINESS PARK



THE LOTS | STONY PLAIN POWER CENTRE / BUSINESS PARK



LOCATION | STONY PLAIN POWER CENTRE / BUSINESS PARK



MAJOR ROADWAYS



Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert



Greater Edmonton region by-pass route connecting Highway 16 to Highway 2 (QE II Highway connecting Edmonton & Calgary)



Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton



Queen Elizabeth II Highway that connects Edmonton with the Edmonton International Airport, Red Deer & Calgary

BUSINESS | STONY PLAIN POWER CENTRE / BUSINESS PARK



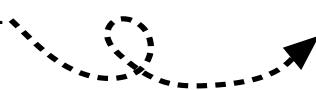
RETAIL & GROCERY	HARDWARE	INDUSTRIAL	RESTAURANTS	BANKS & AUTO	HOSPITALITY
1 SAFeway	6 co-op Home Centre	11 co-op Cardlock	16 Tim Hortons	21 Scotiabank	26 Holiday Inn Express & Suites
2 FRESON BROS Fresh Market	7 THE HOME DEPOT	12 RJ MACLEAN TANK SERVICES	17 McDonald's	22 Servus credit union	27 Best Western
3 Homegrown Foods	8 RONA	13 XCMG	18 Wing'n it	23 PETRO-CANADA	28 STONY PLAIN INN & SUITES
4 Walmart	9 Home building centre	14 Brudco	19 Starbucks	24 Esso	29 Days Inn
5 REAL CANADIAN SUPERSTORE	10 Peavey Mart	15 Bearcat Mechanical Ltd.	20 A&W	25 Crystal Truck RV & Car Wash	30 Travelodge by Wyndham



WHY STONY PLAIN?

The gateway between the Edmonton Metropolitan Region and Western Alberta

- Low cost of land, low property taxes, easy transportation access, diverse business ecosystem, and supportive community are a few reasons businesses are choosing to locate in Stony Plain.
- Stony Plain is devoted to supporting and promoting economic opportunities to achieve financial sustainability and nature our communities growth.
- The Town is committed to allocating resources toward facilitating commercial, industrial and institutional development.
- Stony Plain encompasses a robust trade area of more than 400,000+ people within 30km.
- 987 businesses are proud to call Stony Plain home, receiving unparalleled support from both the town and the community in helping them not only exist but also thrive.
- Access to Western Canada's best talent, with the local labour force exceeding 13,000 people highly skilled in the healthcare, construction, manufacturing and retail trade.
- Stony Plain North Business park is located in Town of Stony Plain Infill Incentive Policy Area.



*Click To View
The Incentives*

THE TRI-MUNICIPAL REGION

The Tri-Municipal Region enjoys several competitive advantages compared to peer communities, including:

- Lower cost option including taxes
- A business-friendly reputation
- Good infrastructure linkages including rail, road, and telecommunications
- Home to a young and growing population with affordable living and good quality of life



184,914

within the Stony Plain service area



19,106

current population of Stony Plain



99,659

labour force in Stony Plain service area



± 1,000

businesses proud to call Stony Plain home



\$103,471

median Stony Plain service area household income





Darin Luciw
 SENIOR ASSOCIATE | INVESTMENT SALES & LEASING
 P: 780 573 0830 E: darin@hcrgroup.ca

Scott Hughes, MBA, AACI, CCIM, SIOR
 BROKER/OWNER | INVESTMENT SALES & LEASING
 P: 780 915 7895 E: scott@hcrgroup.ca



**HUGHES
 COMMERCIAL
 REALTY GROUP**

This brochure has been constructed by Hughes Commercial Realty Group (HCR Group) with information provided by the Vendor and is considered to be reliable. The HCR Group does not warrant, represent or assume any responsibility for its accuracy or completeness. It is recommended that all information contained in this brochure be confirmed and verified by qualified professionals prior to being relied upon by a potential purchaser - the information is believed to be accurate when prepared but is subject to errors, omissions or changes without notice. This publication, the Hughes Commercial Realty Group name and logos are the copyrighted property of Hughes Commercial Realty Group and/or its licensor(s). You must not use such marks without the prior written permission of Hughes Commercial Realty Group. All other names, logos, product and service names, designs and slogans contained in this email and any attachments are the trademarks of their respective owners.

VIEW MORE PROPERTY LISTINGS & MARKET NEWS AT WWW.HCRGROUP.CA