

RARE LEASING OPPORTUNITES

# Village Market

993 Fir Street, Sherwood Park, AB

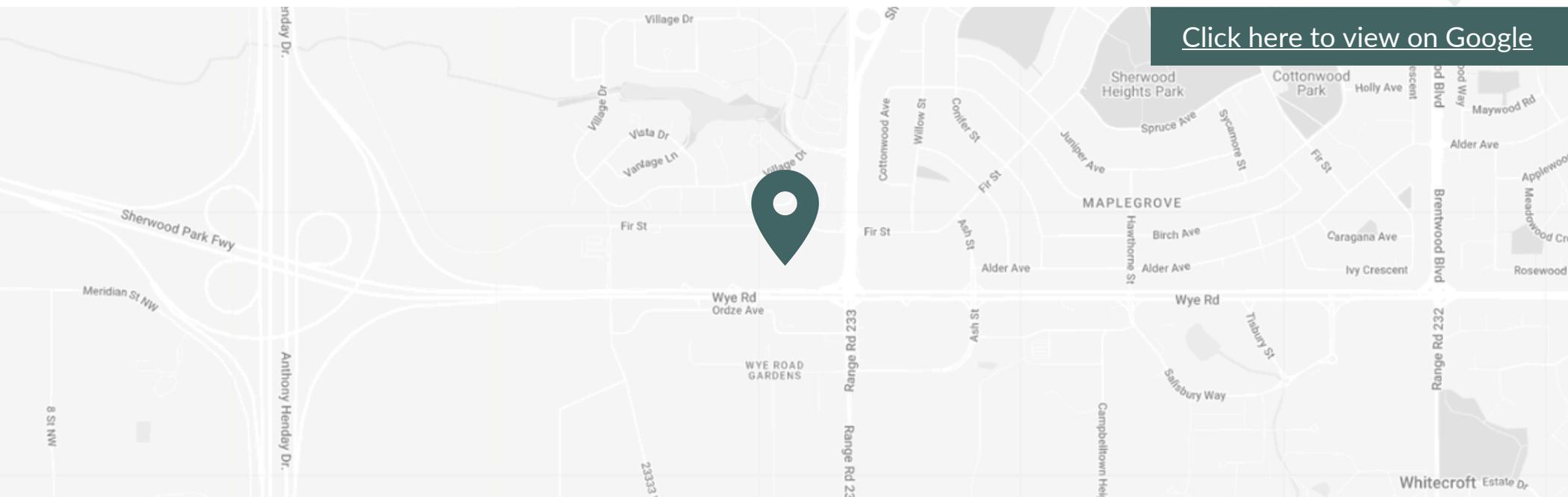


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# About the Location

Village Market is a large urban centre located along busy Wye Road and Sherwood Drive on the west end of Sherwood Park. This open-air retail centre offers a strong mix of QSRs, fitness, medical, and several other amenities and services – making this a neighbourhood favourite. Village Market is well-positioned and well-trafficked with high exposure to vehicles entering and leaving Sherwood Park.

## Featured Tenants



## Village Market

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Village Market features a **29,000 SF London Drugs**, a **Scotiabank**, and many other service-based retailers. It sits adjacent to First Capital's Sherwood Centre, creating a synergy that provides a convenient shopping experience for the surrounding neighbourhood. It caters to a population of over **57,000 people within a five-kilometre radius**, with an average household income of more than **\$162,000**.



# Neighbourhood Features



4-MINUTE DRIVE TO SHERWOOD CENTRE



6-MINUTE DRIVE TO STRATHCONA COUNTY COMMUNITY CENTRE



Population (5km)  
57,901



Household Income (5km)  
\$162,650



Households (5km)  
21,606



Traffic count  
30,232 (Sherwood Dr / Fir Street)



Nearest Bus line  
Fir Street - On site



Nearest Rail line  
Bonnie Doon Station (9km)



# Availability

	Size
A	31,689 SF
B	2,987 SF
C	2,573 SF
D	4,976 SF
E	2,986 SF
F	1,357 SF



# Big-Box Opportunity



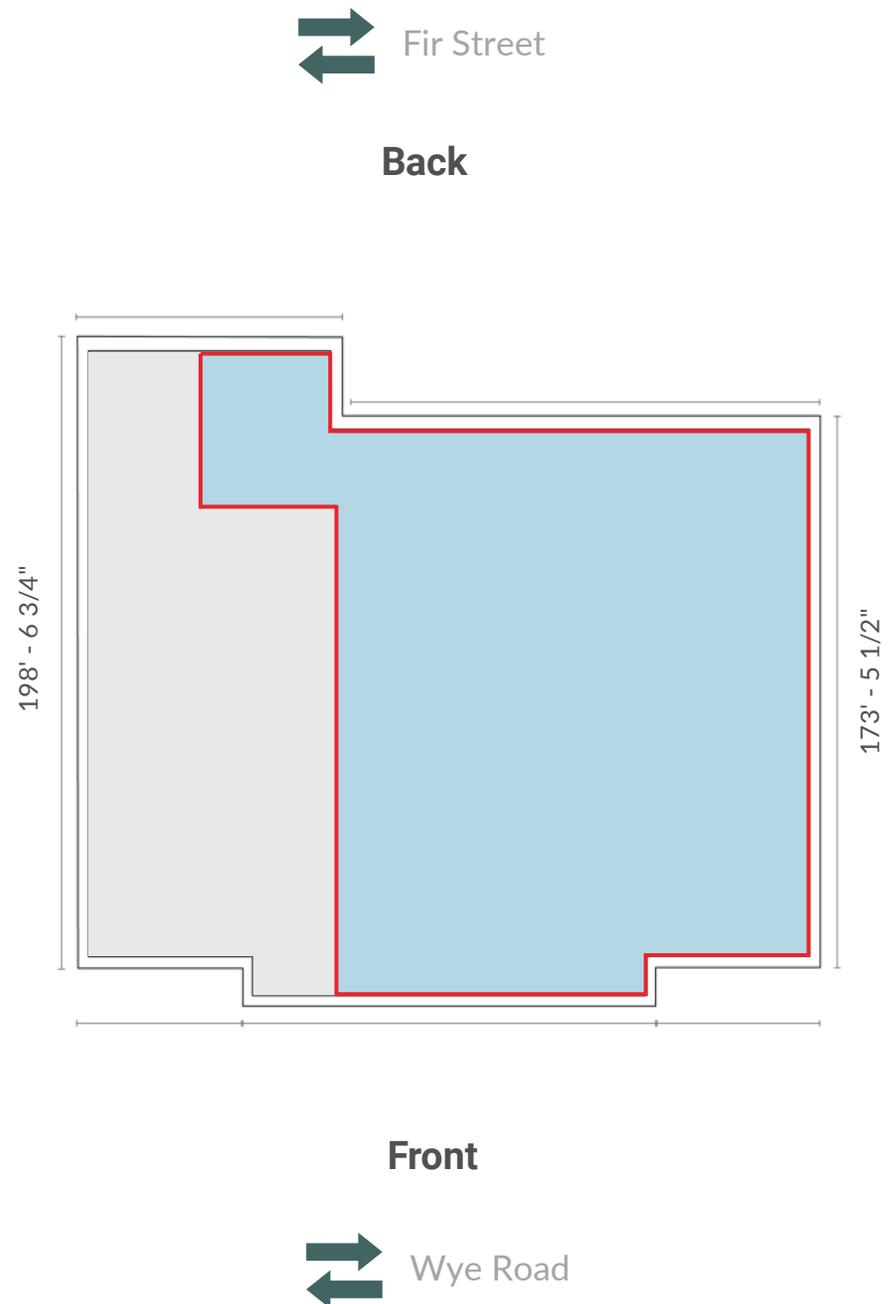
# Big-Box Opportunity

<b>Size</b>	31,689 SF
<b>Available</b>	TBD
<b>Ideal Use</b>	Big Box Retailer, Fitness or Grocery Store

## Notes

Position your business at the core of one of Sherwood Park's most active commercial corridors. This 31,689 SF unit at Village Market offers a rare opportunity for a big-box retailer to establish a high-profile presence in a well-established, high-traffic centre.

- Strategically located with high exposure along Wye Road
- Convenient on-site parking
- Located between two entrances/exits
- Multiple signage opportunities
- **Over 100' of frontage**

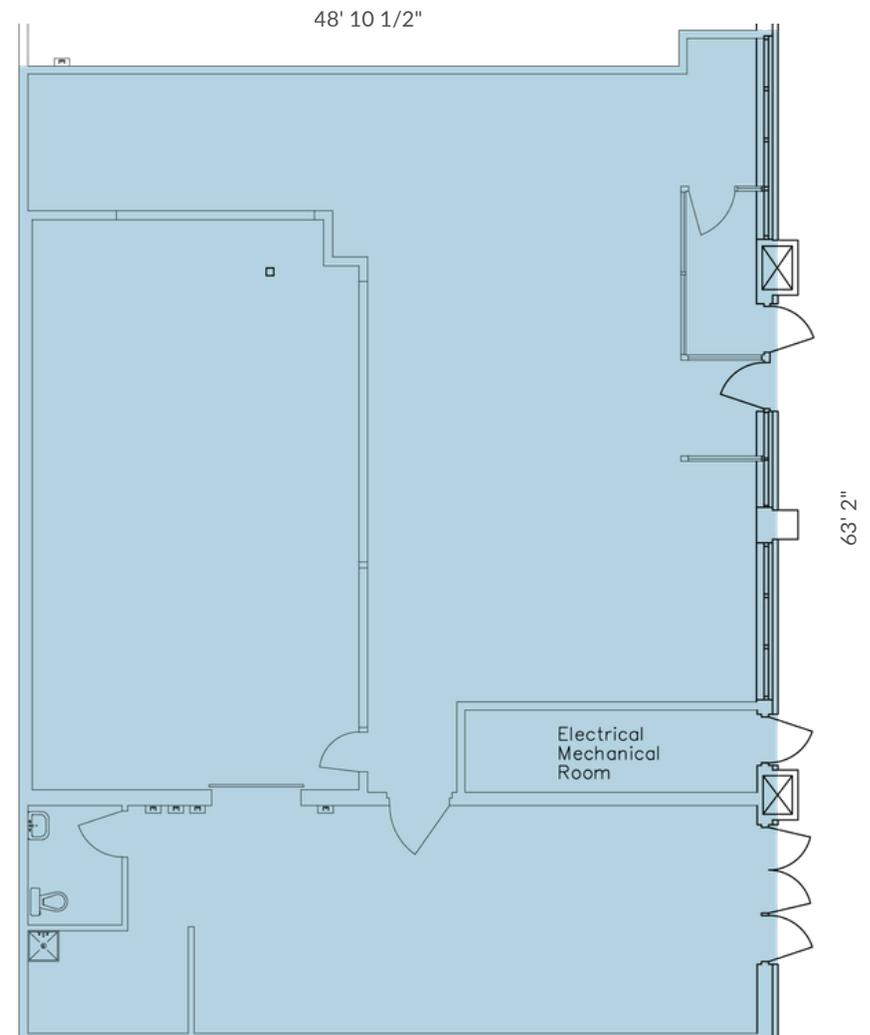


# Leasing Opportunities

<b>Size</b>	2,987 SF
<b>Available</b>	Immediately
<b>Ideal Use</b>	QSR, Retail, Daycare, or Medical

## Notes

- Ideal central location at the centre
- Easily accessible from the Fir Street and Wye Road entrances/exits
- Adjacent to a dynamic mix of retailers and tenants
- **Over 63' of frontage**

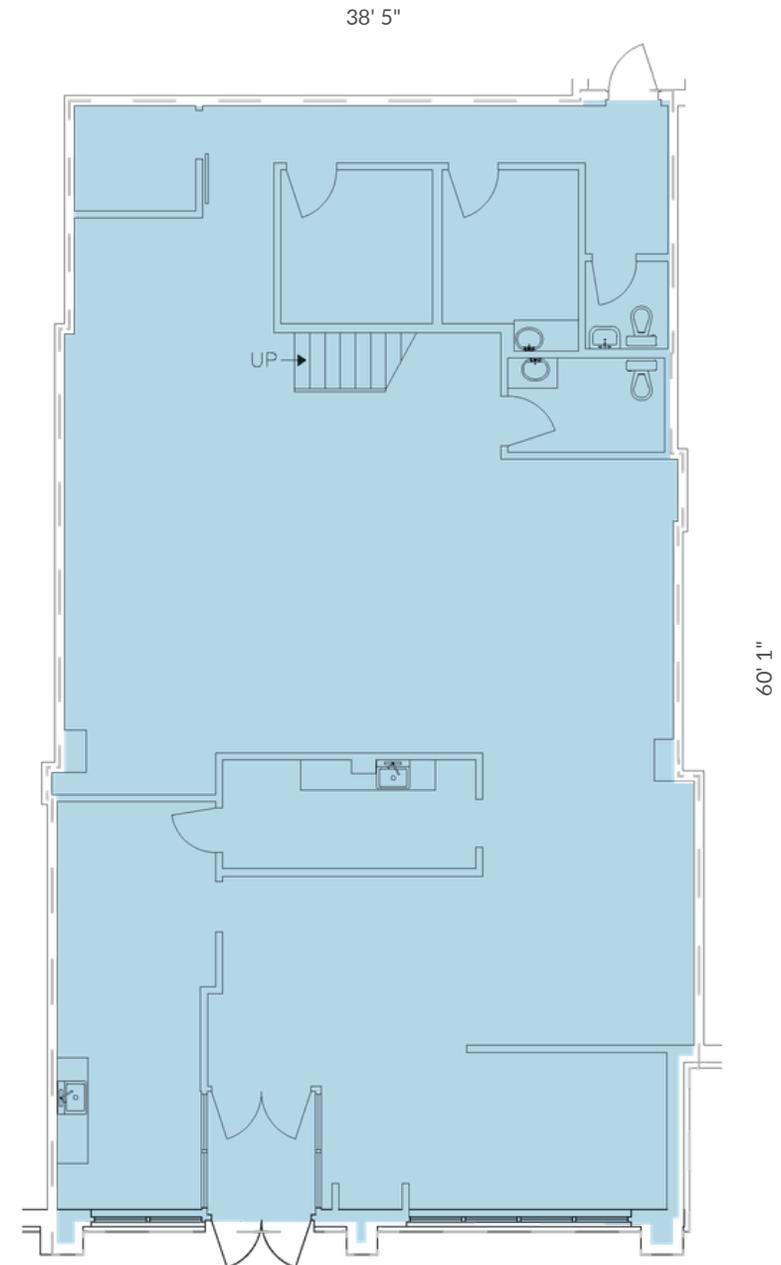


# Leasing Opportunities

<b>Size</b>	2,573 SF
<b>Available</b>	Immediately
<b>Ideal Use</b>	QSR, Retail, Daycare, or Medical

## Notes

- Central location offers great exposure
- Convenient and accessible from Fir Street and Sherwood Drive entrances/exits
- **Over 38' of frontage**

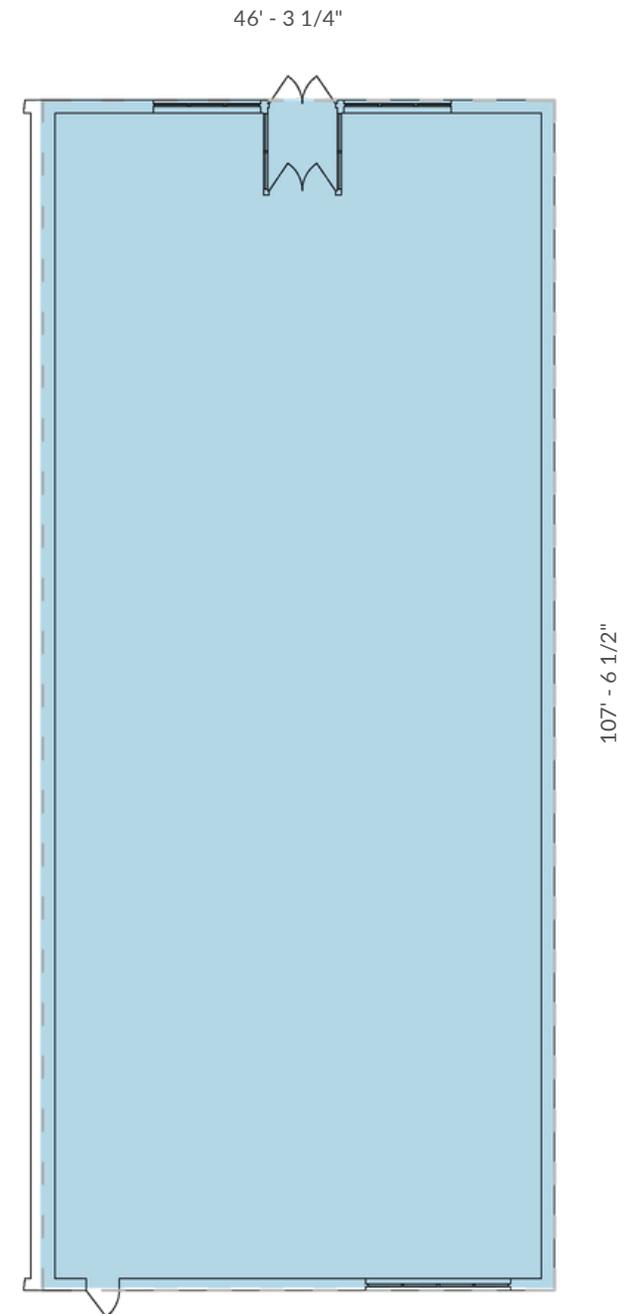


# Leasing Opportunities

<b>Size</b>	4,976 SF
<b>Available</b>	Immediately
<b>Ideal Use</b>	QSR, Retail, Daycare, or Medical

## Notes

- Strong exposure from Wye Road
- Inline unit
- Easily accessible central space in the centre
- **Over 46' of frontage**

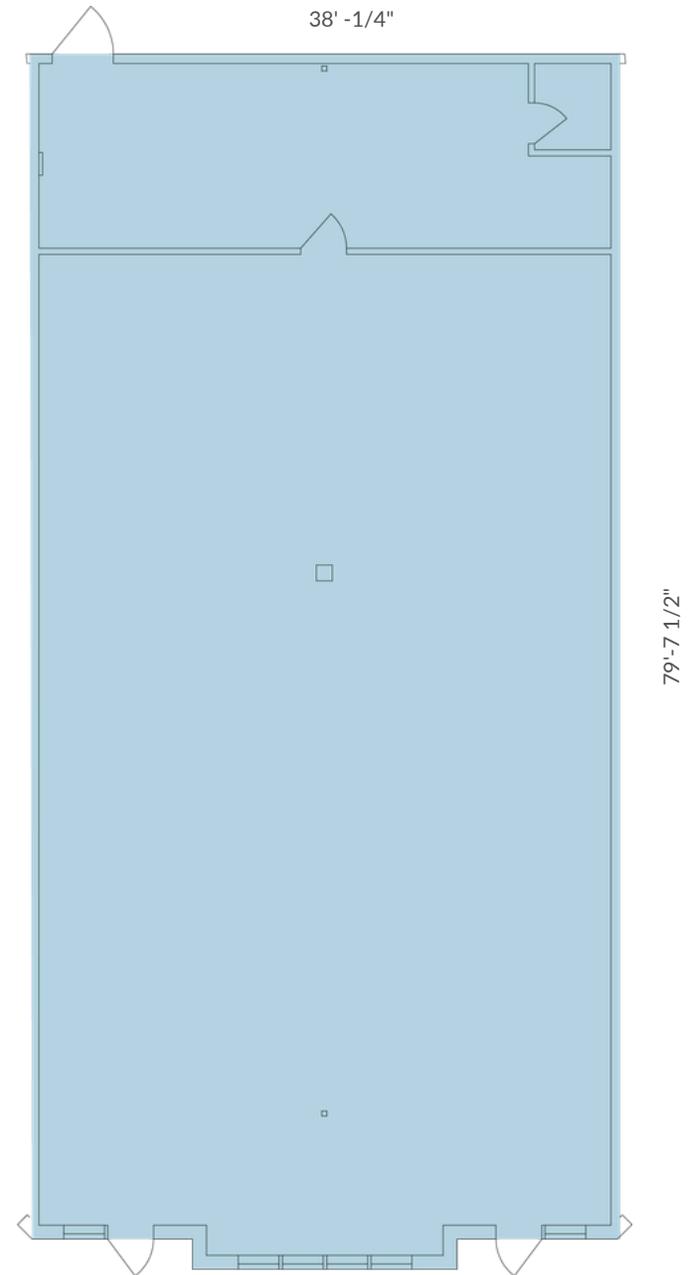


# Leasing Opportunities

<b>Size</b>	2,986 SF
<b>Available</b>	Immediately
<b>Ideal Use</b>	QSR, Retail, or Medical

## Notes

- Inline unit
- Easily accessible central space in the centre
- **Over 30' of frontage**

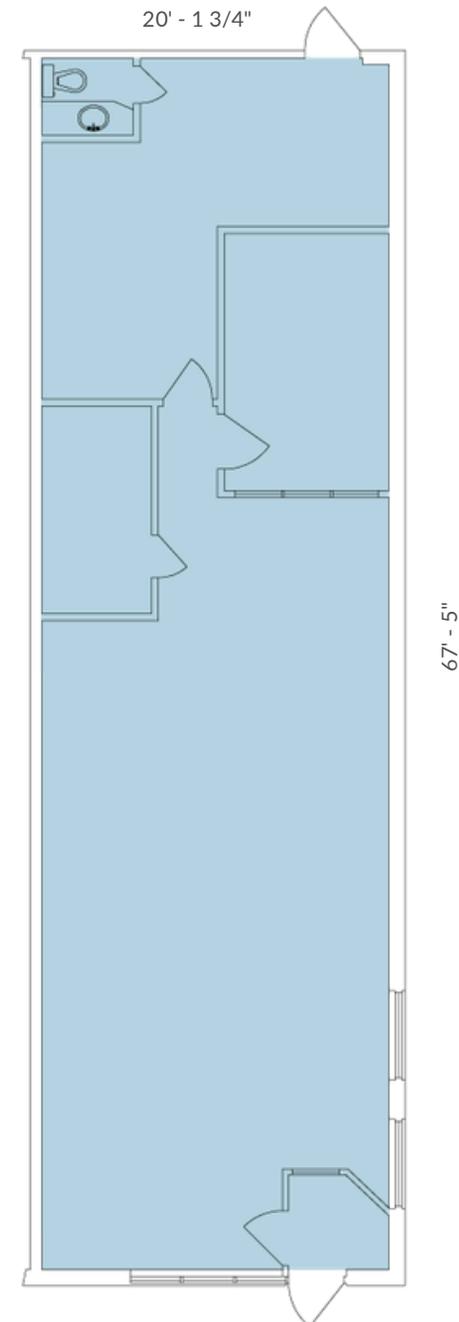


# Leasing Opportunities

<b>Size</b>	1,357 SF
<b>Available</b>	Immediately
<b>Ideal Use</b>	Retail, Medical, Office, Restaurant

## Notes

- Corner Unit
- Next to the shopping centre entrance
- Over 20' of frontage





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