

FOR LEASE

# The Shops of Trader Ridge

Northwest Corner of 132 Avenue & 100 Street  
Grande Prairie, AB



## North Grande Prairie's Premier Retail Development

### Property Highlights

- Join CO-OP Grocery, Gas Bar, Convenience Store & Liquor Store, Starbucks, Popeye's Chicken, Bone & Biscuit, Panago Pizza, Edo, Prairie Kebab, West Grande Prairie Dental, Thai Express, and Lux Nails!
- Located in the heart of North Grande Prairie expanding residential and commercial districts
- Traffic count at this intersection is in excess of 41,383 (2018) vehicles per day
- Grande Prairie currently has 68,088 residents
- Trade area of 289,000 people
- Average household income of \$128,368 (3 km radius)
- One of the youngest populations in Canada with a median age of 31.9 years
- Additional Rent: \$16.50 per SF including management fees (2021 est.)

 **YouTube**  
[The Shops of  
Trader Ridge  
\(Click Here\)](#)



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**Amenities**



**Photos**



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**Photos**

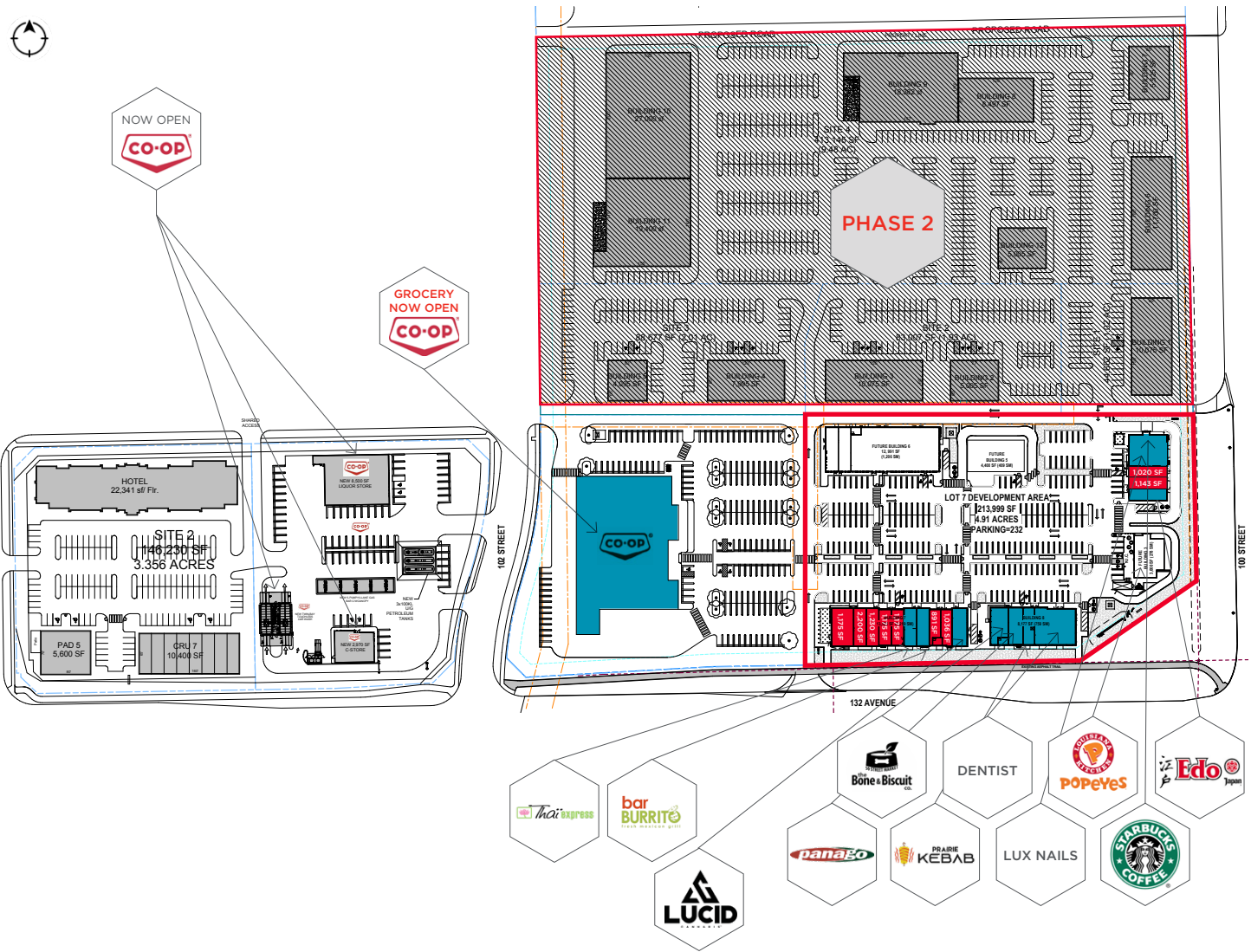


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Site Plan



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