

# FOR LEASE WEST HENDAY PROMENADE

WEBBER GREENS DRIVE AND 199 STREET, EDMONTON, AB

1,875 SF RETAIL SPACE AVAILABLE



**Marcus & Millichap** MELCOR

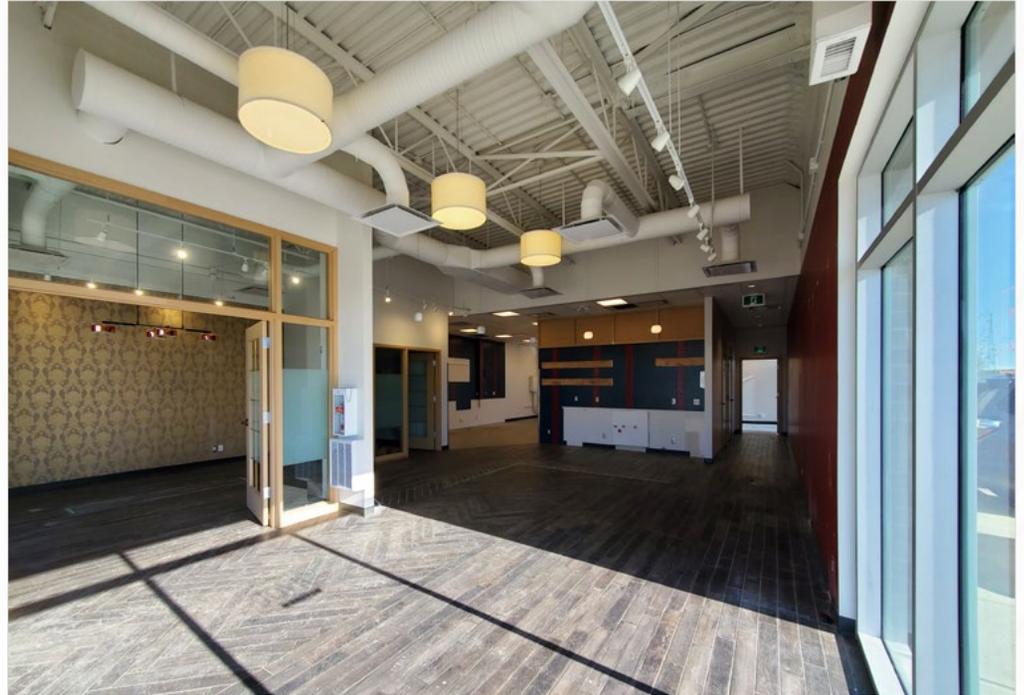
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# SALIENT DETAILS

Address:	Webber Greens Dr & 199 St, Edmonton, AB
Zoning:	DC1 (Direct development control provision)
Parking:	Ample surface parking
Available Space:	1,875 SF
Available:	Immediately
Lease Rate:	Market
Additional Rent:	\$17.44



# HIGHLIGHTS



1,875 SF End cap unit available immediately



Partially built out space



Grocery anchored shopping centre with ample surface parking



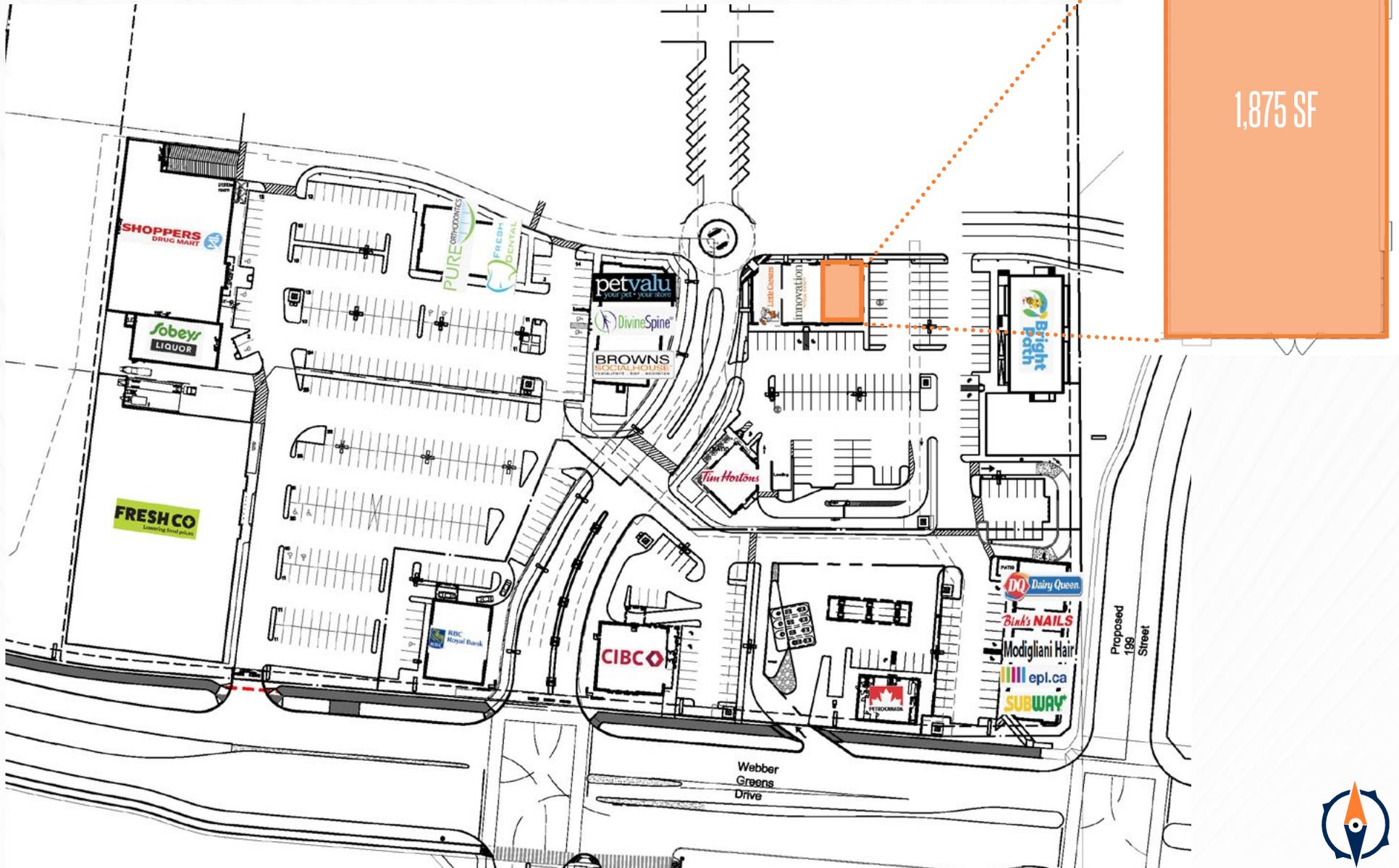
Strategically situated just off the Anthony Henday



Join anchors FreshCo and Shoppers Drug Mart along with many other prominent retailers including Browns Social House, CIBC, RBC, Pet Valu, Tim Hortons, and Subway.



# SITE PLAN



# LOCATION OVERVIEW



## AREA HIGHLIGHTS

West Henday Promenade is an extremely well positioned site in West Edmonton. Situated on Webber Greens Drive and 199 St. NW this site can be easily accessed from the Anthony Henday Drive and is situated across the street from Lewis Farm Transit Centre, an extremely prominent bus stop in West Edmonton. The Traffic centre paired with our anchor tenants creates constant foot and vehicle traffic to this centre.

Lewis Farm Transit Centre	1 minute
Anthony Henday Drive	2 minutes
West Edmonton Mall	8 minutes



**17,712**  
vehicles per day



**LOCATION**  
easy access to Anthony Henday Dr.



**PARKING**  
ample surface parking



**TRANSIT**  
in close proximity



**\$131,123**  
household income average within 3 km



**61,555**  
population within 3 km



**18.57%**  
anticipated population growth



**MAIN FLOOR**  
commercial retail space

# Marcus & Millichap

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