

**1,100 SF REMAINING!**

FOR LEASE

# SECORD VILLAGE

231 Street & 97 Avenue,  
Edmonton, AB

**97 AVENUE**

**231 STREET**

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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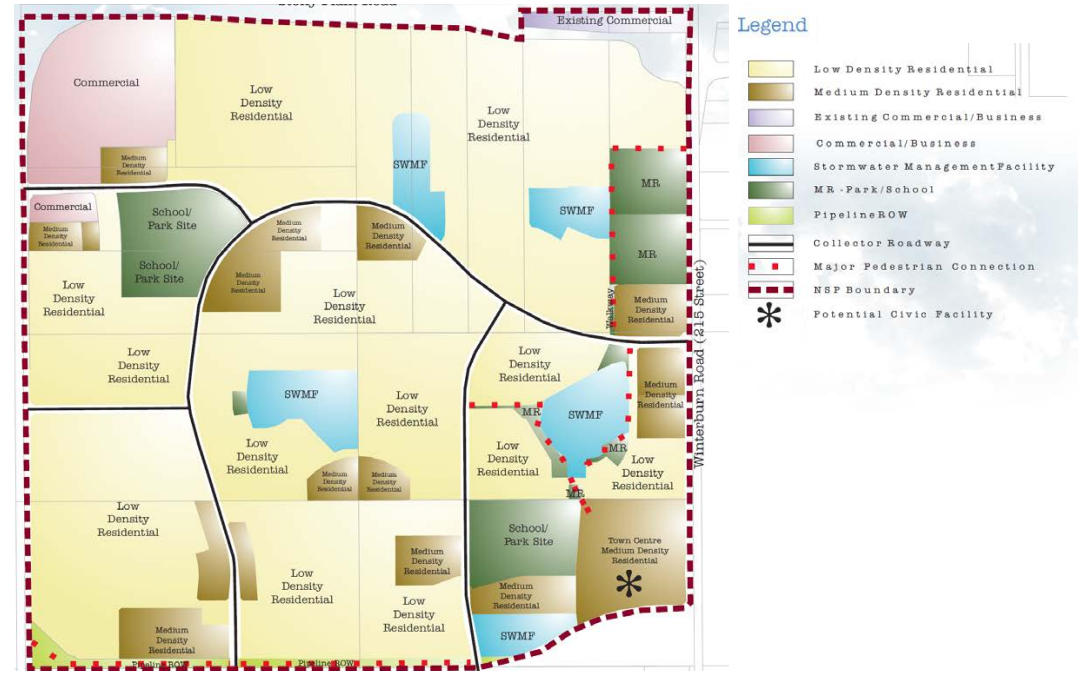
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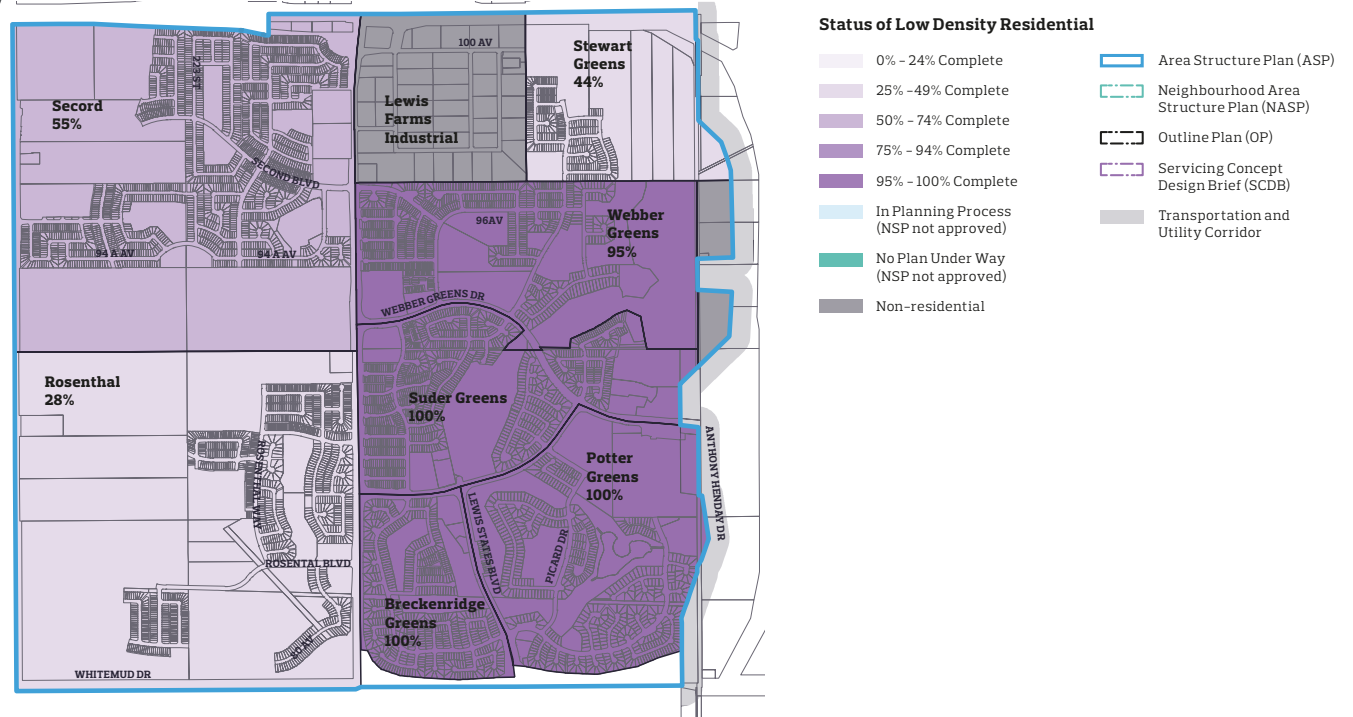
# PROPERTY HIGHLIGHTS

- Retail opportunities for a wide variety of tenants
  - 1,100 SF remaining!
  - Spring 2023 Possession
- Trade area average household income of \$150,000
- The fully developed population of Secord is estimated at 13,549
  - Easy access to Anthony Henday, Whitemud Drive and 231 Street
- The fully developed population within Lewis Farms is 41,357
- Excellent exposure with 39,900 vehicles per day passing by the site
  - Zoning: CB1
- K-9 School adjacent to the property accommodates 900 students
- EMSA West Soccer Complex located immediately to the west has 11 fields and is proposed to grow to 20 fields
  - Additional Rent: \$20.50 per SF (estimated 2023)

## Secord Neighbourhood Structure Plan



## Lewis Farms Growth Map



# AERIAL VIEW



STONY PLAIN ROAD (HWY 16A)

EMSA WEST  
SOCCER  
COMPLEX  
(11 FIELDS)

DAVID  
THOMAS  
KING  
SCHOOL  
(K-9)

SECORD  
(80% COMPLETE)

SITE

ROSENTHAL

save on foods

MARKET AT  
LEWIS  
ESTATES

WEST  
HENDAY  
PROMENADE

Sobeys

231 STREET

215 STREET

ANTHONY HENDAY DRIVE

WHITEMUD DRIVE

1,100 SF - AVAILABLE



LIQUOR HUT



SUBWAY AND VERTEX PHYSIO THERAPY



PHARMASAVE







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