

FOR SALE

# THE SHOPPES OF TRADER RIDGE AND/OR ±3-±102 ACRES OF RETAIL & SHOWROOM INDUSTRIAL LAND

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

An opportunity to acquire North Grande Prairie's  
premier retail development, shadow anchored by one  
of the markets prominent retail grocers

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com



**DRONE VIDEO**

**Jeff McCammon**  
Senior Associate  
780 445 0026  
jeff.mccammon@cwedm.com

**Doug Bauer**  
Senior Associate  
780 991 6456  
doug.bauer@cwedm.com



# OVERVIEW

Shadow anchored by CO-OP Grocery, CO-OP Gas Bar, CO-OP Convenience Store & Liquor Store, Windsor Ford, and Grande Prairie Acupuncture

Shoppes of Trader Ridge retail tenants include 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 69,088 residents

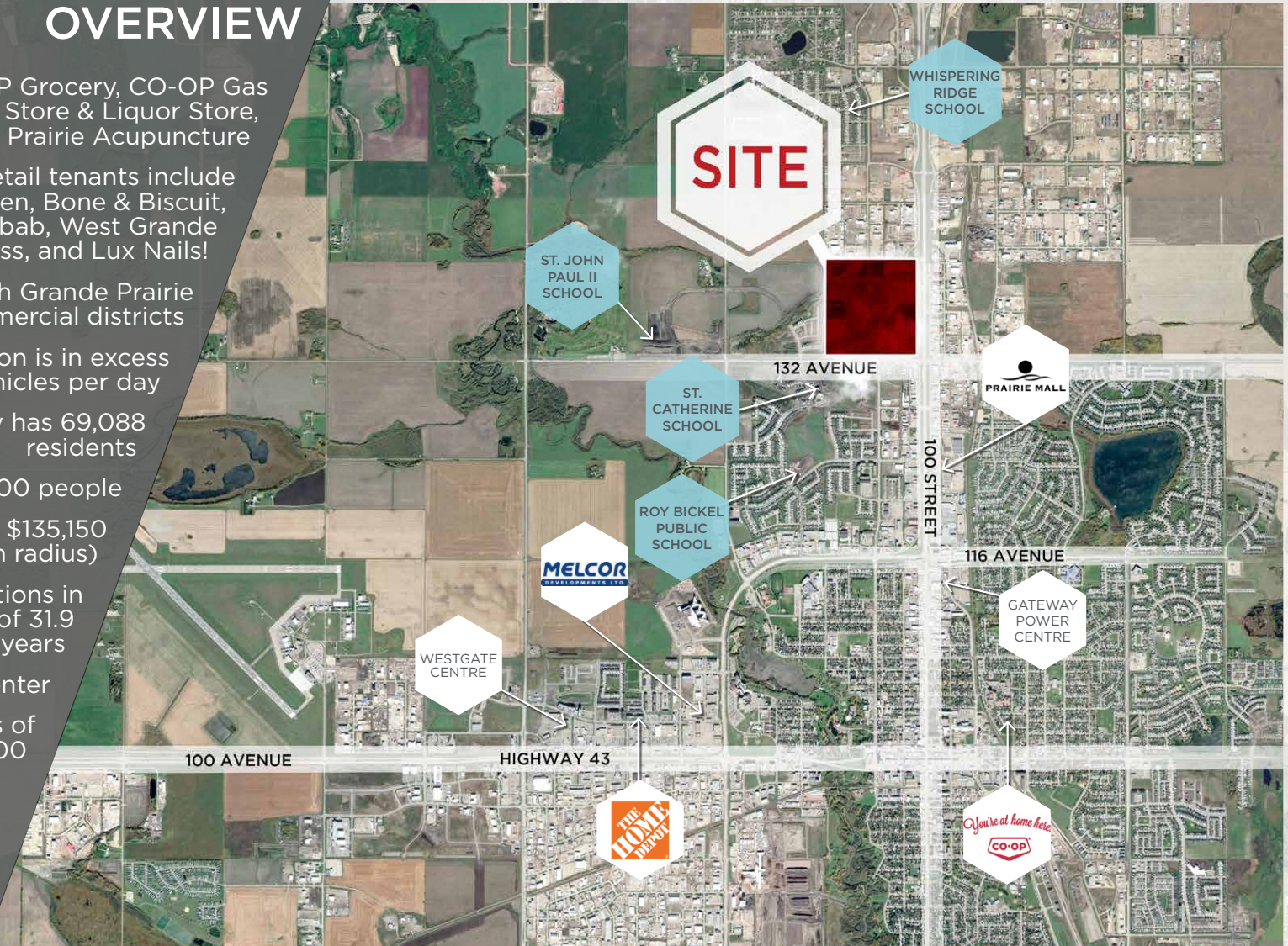
Trade area of 289,000 people

Average household income of \$135,150 (3 km radius)

One of the youngest populations in Canada with a median age of 31.9 years

67.2% Leased Retail Center

Projected Net Income in excess of \$1,000,000.00



# DEMOGRAPHICS

POPULATION (3km)	2016	2020	2023
	(Census)	(Estimate)	(Projected)
	17,907	18,662	19,517

HOUSEHOLD INCOME (3km)	Average	% of Population > \$100,000
		\$135,150



# PROPERTY PHOTOS



SHADOW ANCHORED BY CO-OP GROCERY STORE



SOLD

## SHOPPES OF TRADER RIDGE

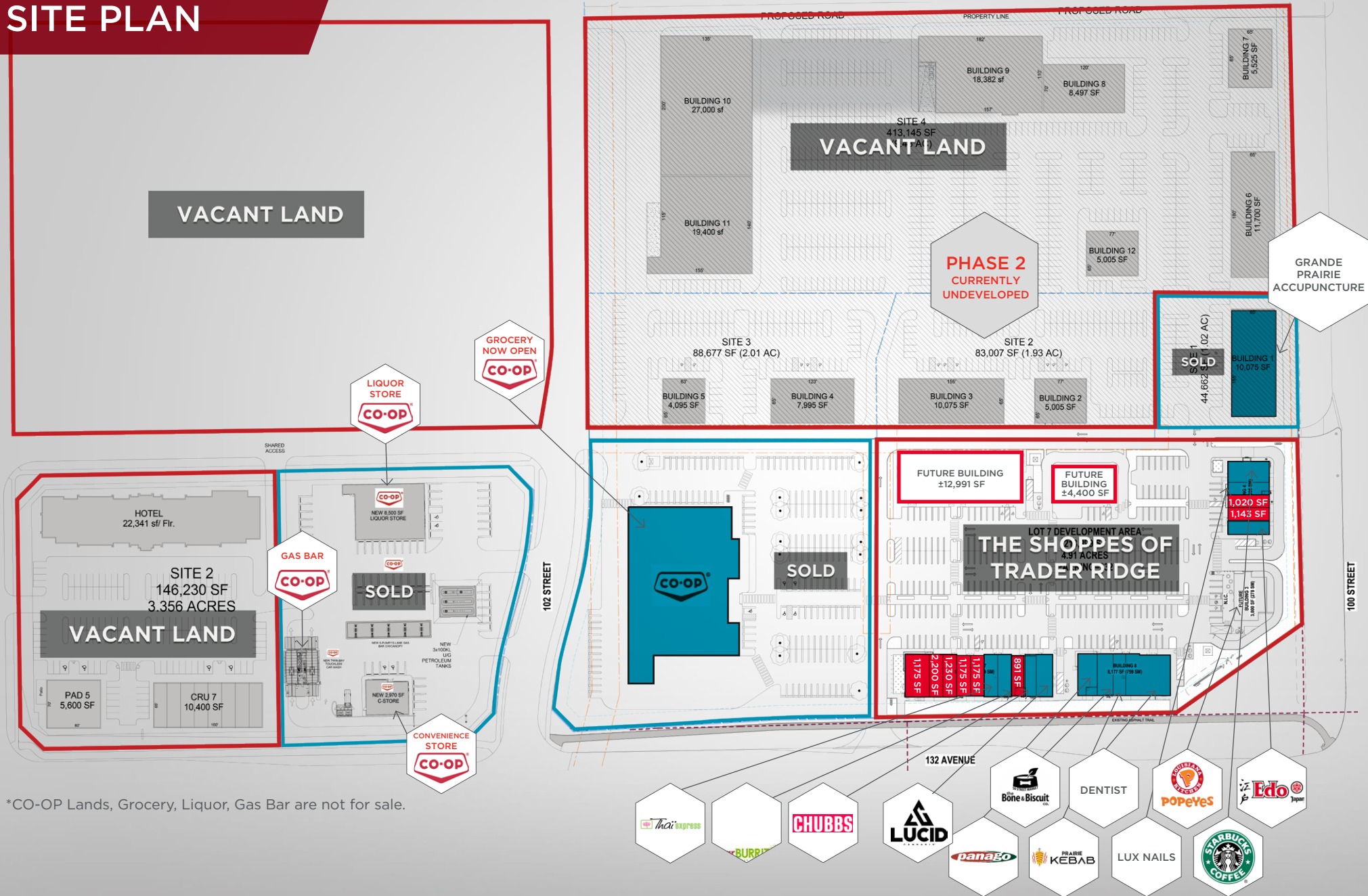


## SHOPPES OF TRADER RIDGE





# SITE PLAN



\*CO-OP Lands, Grocery, Liquor, Gas Bar are not for sale.