



## New Mixed Use Development With Prime Main Floor Retail Space

### Property Highlights

- New 40,000 SF development located directly across from Sherwood Park Mall
- Market at Centre in the Park is a unique mixed use residential and retail development. Pedestrian walkways on site will contribute to easy access for residents and patrons to the centre
- Tenants at the site include: H&W Produce (Now Open!), Ribeye Butcher, Pharmacy, Barber Shop, Complete Denture Clinic, Medical Clinic, Amazing Nails and Code Ninjas
- Flexible bay sizes available (1,297 SF and up) can accommodate for a variety of uses
- Excellent visibility and exposure to Festival Way and Sherwood Drive
- Sherwood Drive sees over 24,000 vehicles per day



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FOR LEASE

# The Market at Centre in the Park

SWC of Festival Way & Sherwood Drive  
Sherwood Park, AB

## Property Details

<b>Basic Rent:</b>	Market
<b>Additional Rent:</b>	\$12.89 per SF (estimated for 2024) + Landlords Administration Fee
<b>Available Sizes:</b>	±1,297 SF and up
<b>Residential:</b>	80 suites on site, fully leased
<b>Parking:</b>	Above ground parking on site for customers

## Uses Wanted



Restaurants, quick service/fast foods & liquor store



Medical: Optometry, dentist, physiotherapist, hearing clinic, chiropractor, medical specialist, labs & x-ray



Financial, Insurance, financial institution, accounting, business services, registry & office



Services: Hair salon, spa & fitness, dry cleaner & tailor



Florist, specialty sports, convenience store, jewelry and clothing boutique

## Aerial



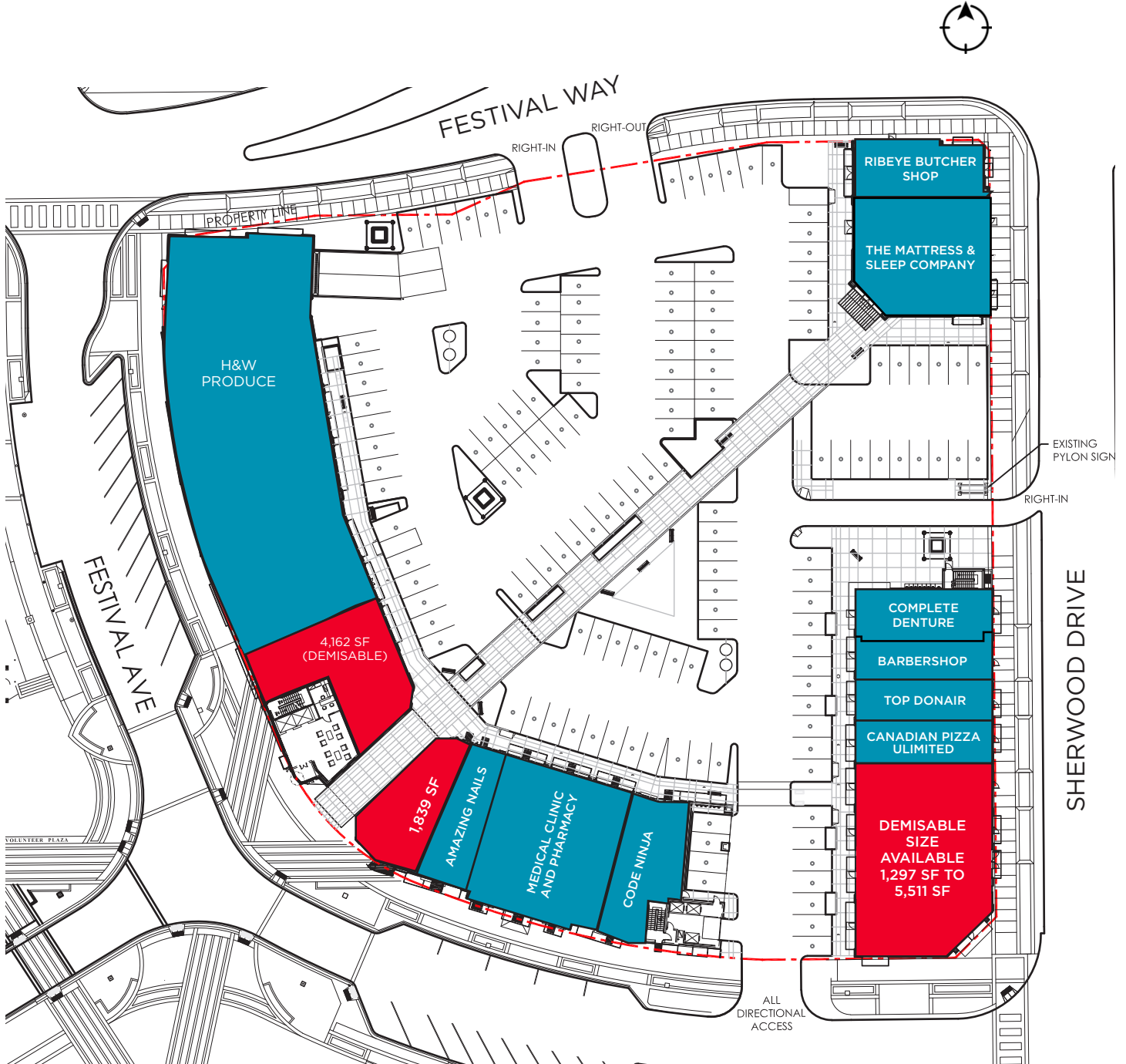
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**Site Plan (Conceptual Only)**




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**Demographics**



POPULATION		
1km	3km	5km
6,121	50,019	79,523



AVERAGE INCOME		
1km	3km	5km
\$124,908	\$156,352	\$174,984



HOUSEHOLDS		
1km	3km	5km
2,582	18,831	29,530

**Property Photos**



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