

FOR LEASE

THE MARKET AT CENTRE IN THE PARK

SWC of Festival Way
& Sherwood Drive
Sherwood Park, AB

NEW MIXED USE DEVELOPMENT WITH PRIME MAIN FLOOR RETAIL SPACE

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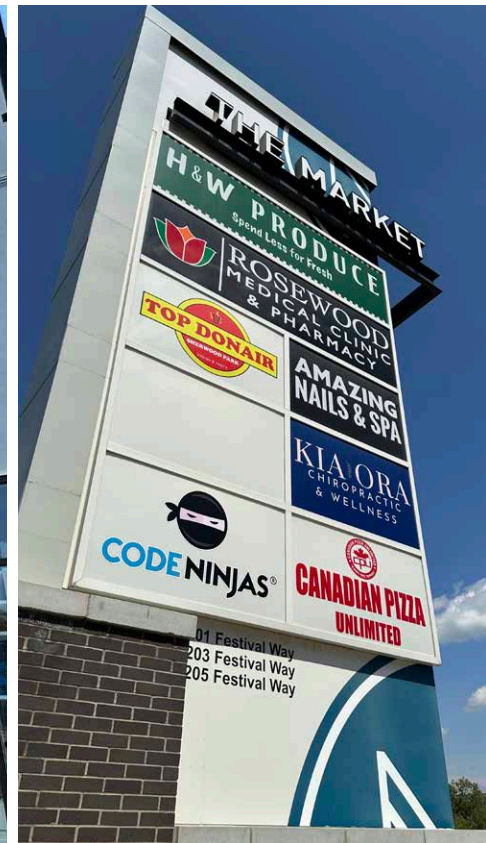
PROPERTY HIGHLIGHTS

- 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.
- One bay remaining: ±1,136 SF - can accommodate a variety of uses.
- Excellent visibility and exposure to Festival Way and Sherwood Drive.
- Sherwood Drive sees over 24,000 vehicles per day.



DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	5,000	51,384	83,071
	HOUSEHOLDS		
	1km	3km	5km
	1,978	18,795	29,680
	AVERAGE INCOME		
	1km	3km	5km
	\$131,780	\$162,411	\$169,215





PROPERTY DETAILS

BASIC RENT

Market

ADDITIONAL RENT

\$14.12 per SF (estimated for 2026) +
Landlords Administration Fee

PARKING

Above ground parking on site for customers

AVAILABLE SIZE

Last bay available with $\pm 1,136$ SF

RESIDENTIAL

80 suites on site, fully leased

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

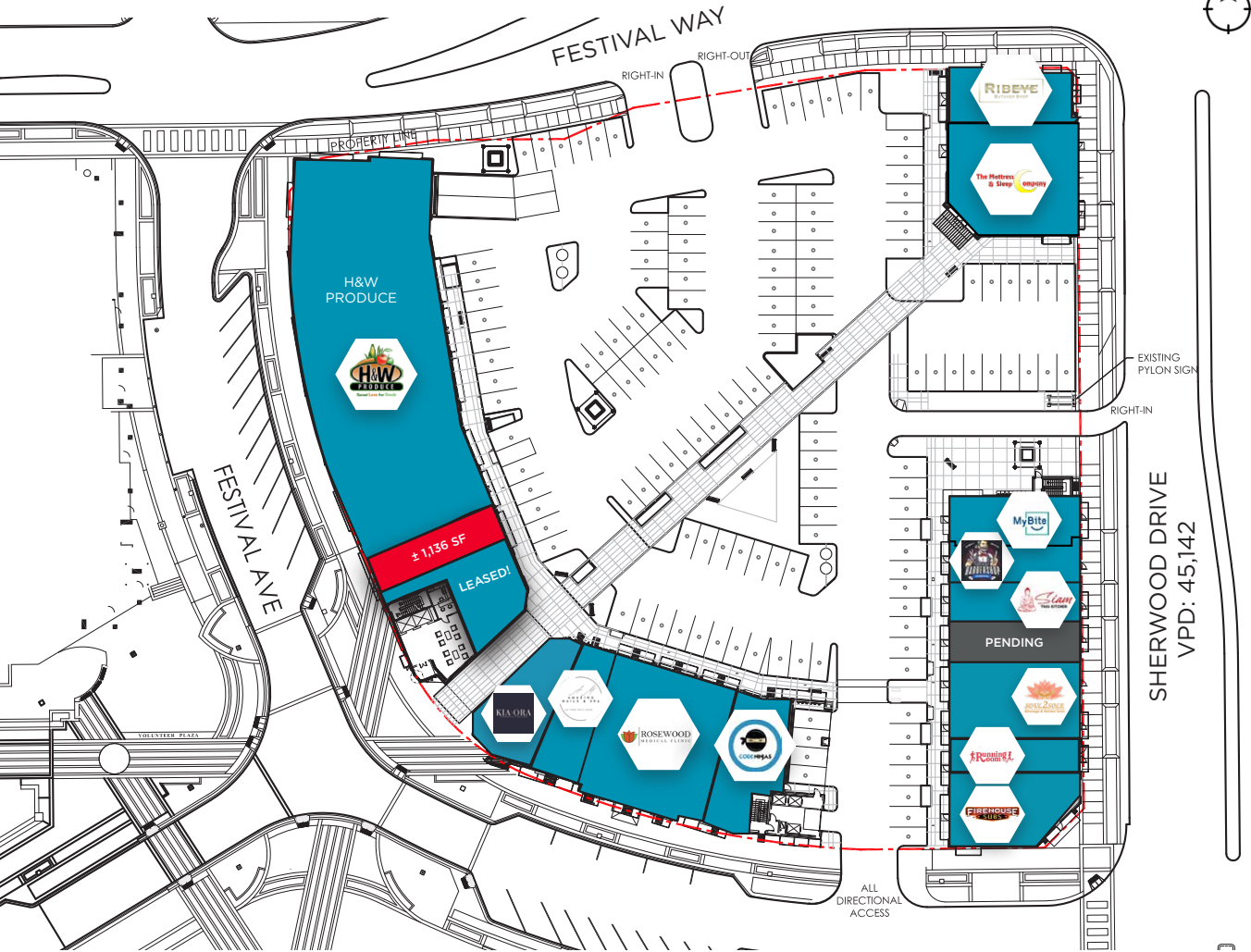


Florist, specialty sports, convenience store, jewelry and clothing boutique



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

SITE PLAN



INTERIOR PHOTOS



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