

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, Firehouse Subs, Soul 2 Soul, Running Room, 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



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



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

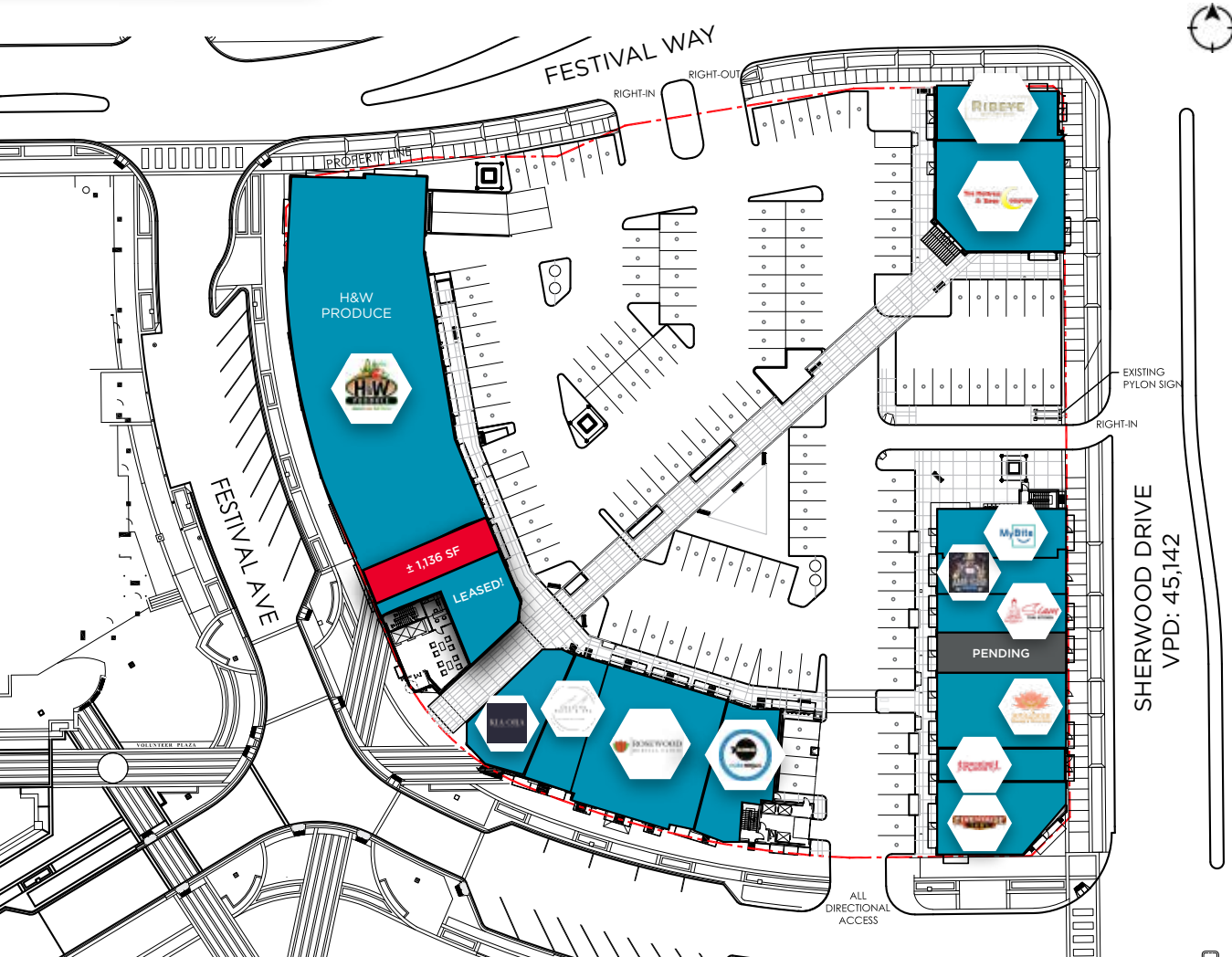


Medical: Optometry, dentist,
physiotherapist, hearing
clinic, chiropractor, medical
specialist, labs & x-ray



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

SITE PLAN



INTERIOR PHOTOS



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