

FOR LEASE

# THE SHOPS OF TRADER RIDGE

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

**Cushman & Wakefield Edmonton**

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# OVERVIEW

Join CO-OP Grocery, Gas Bar, Convenience Store & Liquor Store, 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 68,088 residents

Trade area of 289,000 people

Average household income of \$128,368 (3 km radius)

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

Additional Rent: \$19.00 per SF including management fees (2024 est.)



[The Shops of Trader Ridge \(Click Here\)](#)



# DEMOGRAPHICS

- The City of Grande Prairie's median age rose from 32 in 2016 to 34 in 2021.
- This makes Grande Prairie the youngest city in Canada with a population over 25K and the 9th youngest among cities with a population over 10K.
- There are more children under the age of 10 in Grande Prairie than adults aged 60 and over.
- Grande Prairie had a 4.8% increase in the number of private dwellings from 2016 to 2021

SITE PHOTOS



AERIAL



**SITE**

WHISPERING  
RIDGE  
SCHOOL

ST. JOHN  
PAUL II  
SCHOOL

132 AVENUE (14,381 VPD)

PRAIRIE MALL

GPA  
GRANDE PRAIRIE AIRPORT

WESTGATE  
CENTRE

ST. CATHERINE  
SCHOOL

ROY BICKEL  
PUBLIC  
SCHOOL

100 STREET (34,102 VPD)

116 AVENUE

GATEWAY  
POWER  
CENTRE

Walmart  
Supercenter

MELCOR | REBT

CANADIAN  
TIRE

100 AVENUE

HIGHWAY 43

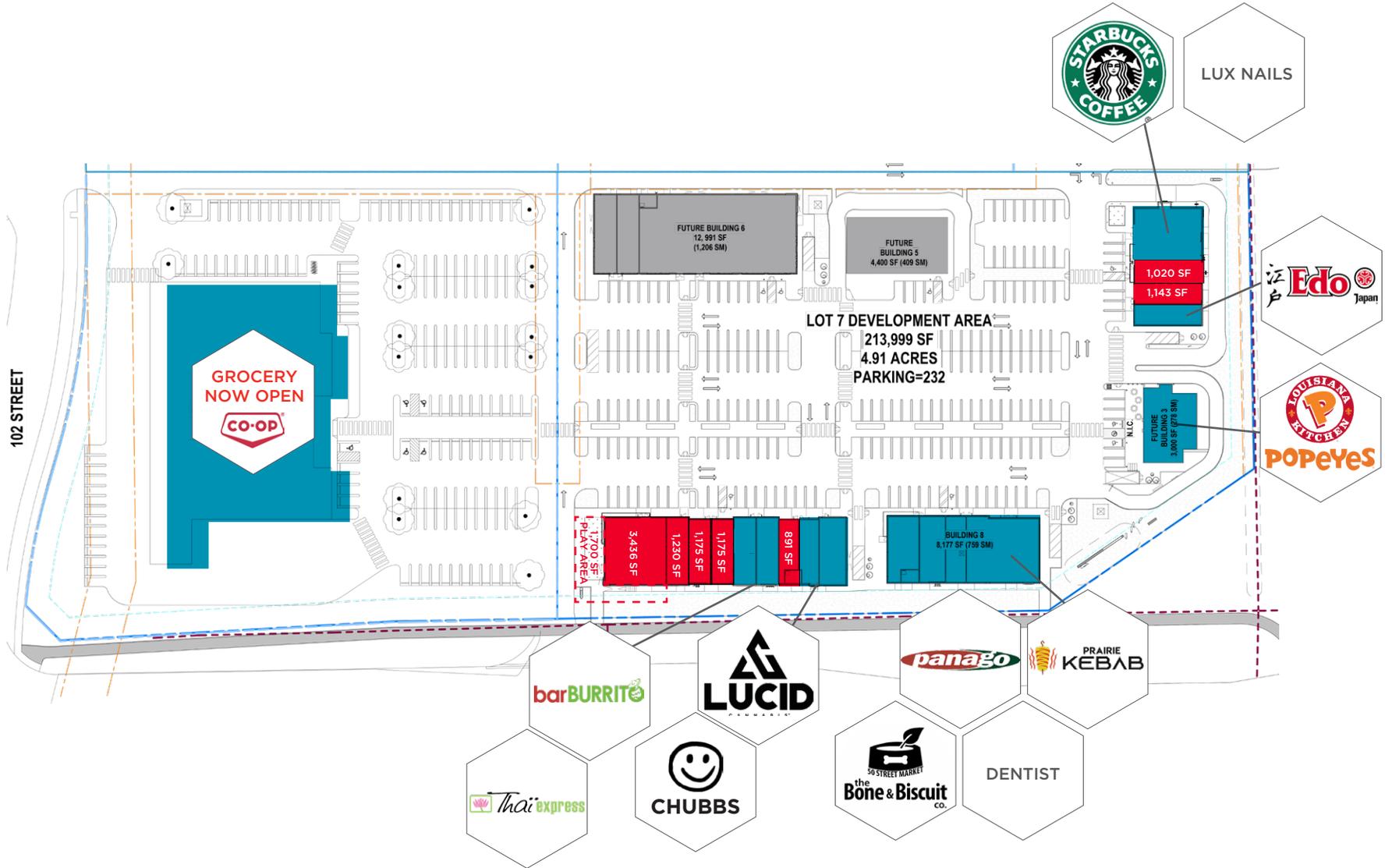
COSTCO  
WHOLESALE

THE  
HOME  
DEPOT

# SITE PLAN



102 STREET



[cwedm.com](http://cwedm.com)



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