

# Grande Prairie Shopping Centre

108 Street (Hwy 43) & 107 Avenue  
Grande Prairie, Alberta



## 2,394 SF Retail space Available

### Property Highlights

- Anchored by Save-On-Foods
- Great tenants include Fatburger, Liquor Depot, Fabricland, Booster Juice, Pita Pit, Quizno's and Purple Crumbs
- Excellent signage and exposure to 108 Street (Hwy 43) which sees 33,300 VPD
- Population of 69,133 (2019)
- Base Rate: negotiable
- \$12.58 per SF (excluding management fee) estimated for 2023



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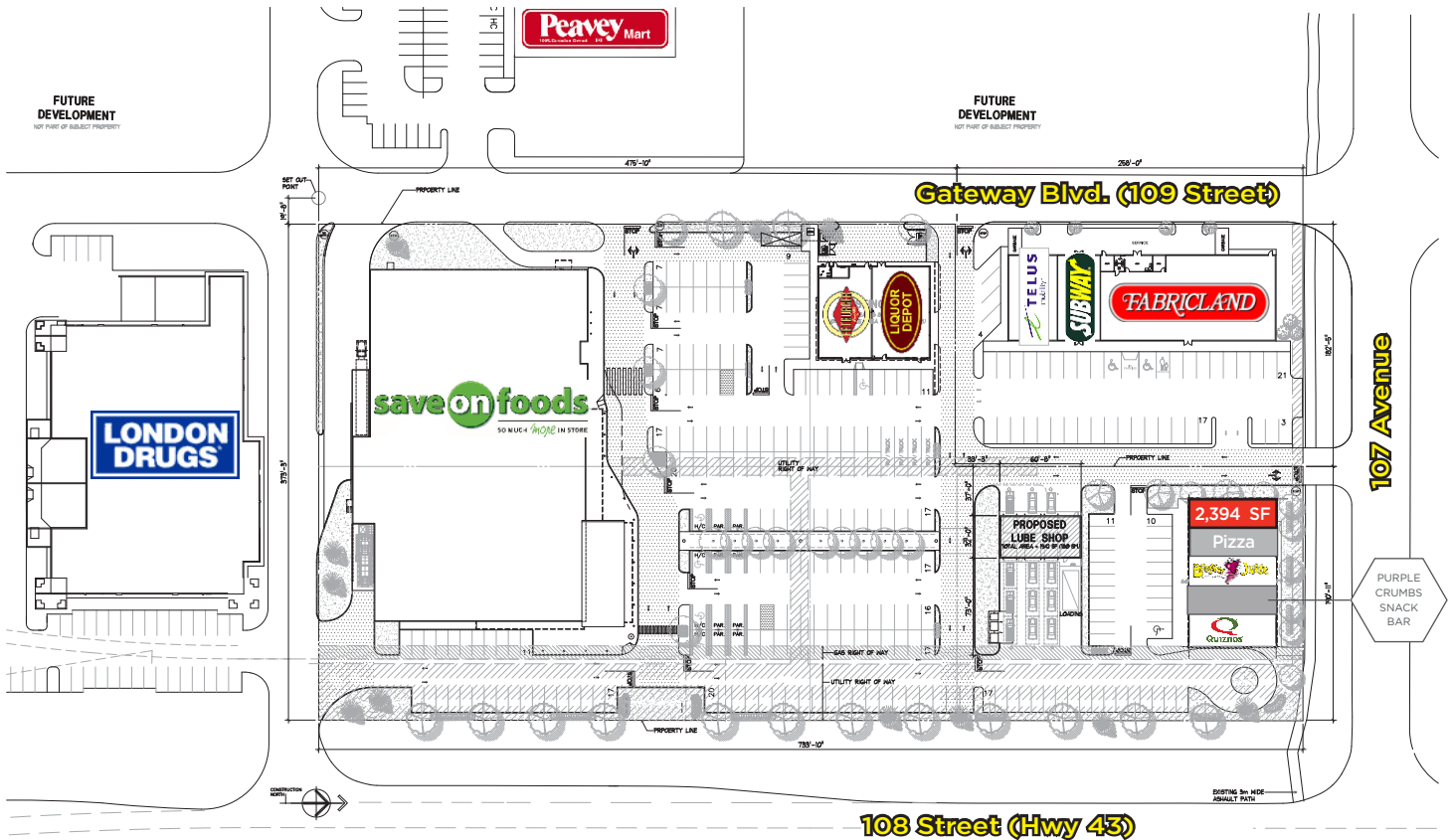
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FOR LEASE

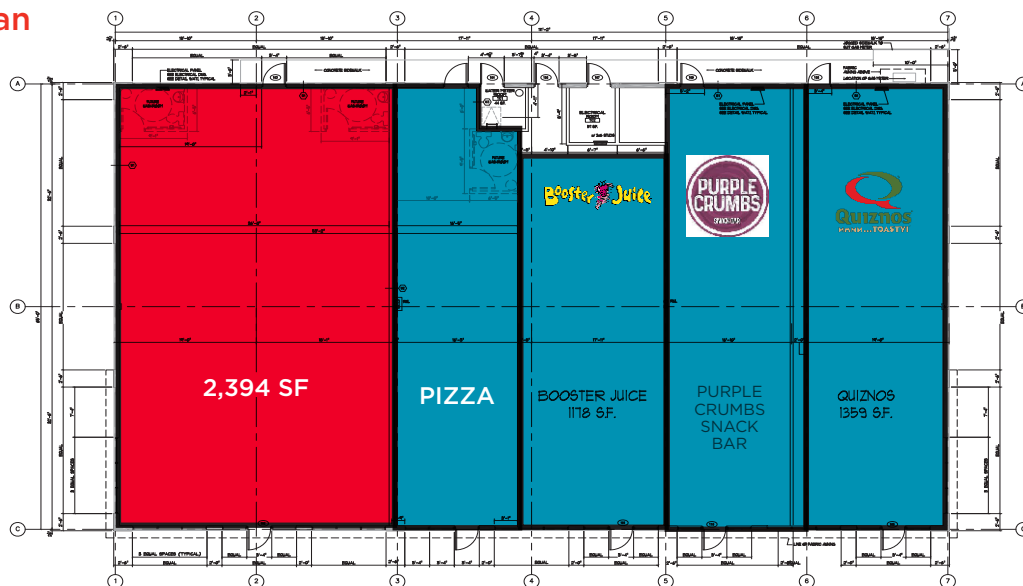
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## Site Plan



## Building Plan



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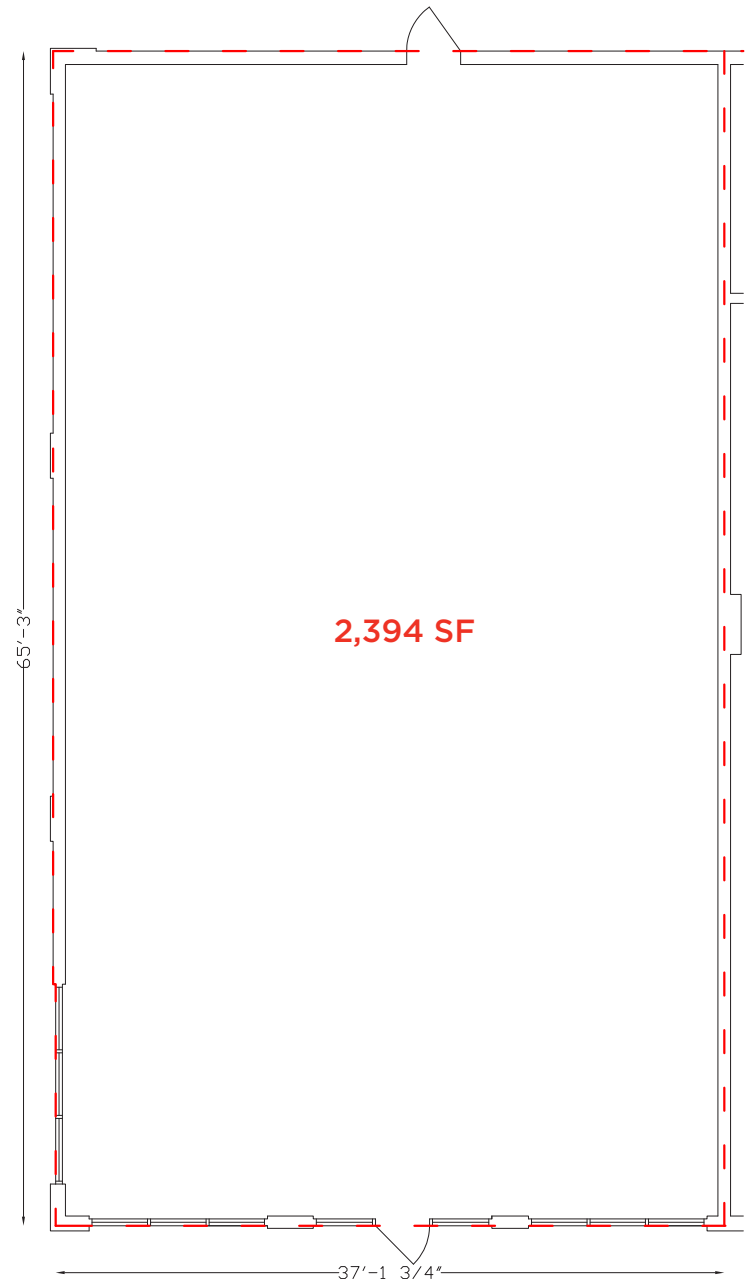
## Demographics

	POPULATION		
	1km	3km	5km
	3,435	25,332	65,330

	HOUSEHOLDS		
	1km	3km	5km
	1,363	9,985	23,943

	AVERAGE INCOME		
	1km	3km	5km
	\$80,670	\$99,026	\$115,035

## Floor Plan



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