

FOR LEASE **Grande Prairie Southview** 8100 100 Street, Grande Prairie, AB



## 1,100 SF - 3,132 SF **Retail Space For Lease**

#### **Property Highlights**

- Join State & Main Restaurant
- Site is anchored with a Safeway Grocery Store and Gas Bar
- · Site is surrounded by high density of residential and has strong day time traffic

Grande Prairie is located in Northwest Alberta about 465 km from Edmonton and has a steadily growing trade area population for a total of 167,461 people with the median age of 31.9. The major economic sectors here are agriculture, forestry, and oil & gas. The household income was \$113,671 in 2016.

SWANAVON HIGHLAND PARK CANFOR rs Drug Mai MISSION SITE THVIEW PATTERSON PLACE CLE RIDGE SOUTH PATTERSON PLACE COMMUNITY KNOWLEDGE CAMPUS

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**Brandon Rosser** Associate Partner 780 701 3286 brandon.rosser@cwedm.com **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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# CUSHMAN & WAKEFIELD Edmonton

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### **Property Details**

Total Size:	1,100 SF - 3,132 SF
Rent:	Market
Additional Rent:	\$11.50 per SF (2023) plus 5% management fee
Parking:	276 stalls - 4.2 stalls per 1,000 SF
Availability	Immediately



#### Aerial



Brett Killips Partner 780 702 2948 brett.killips@cwedm.com

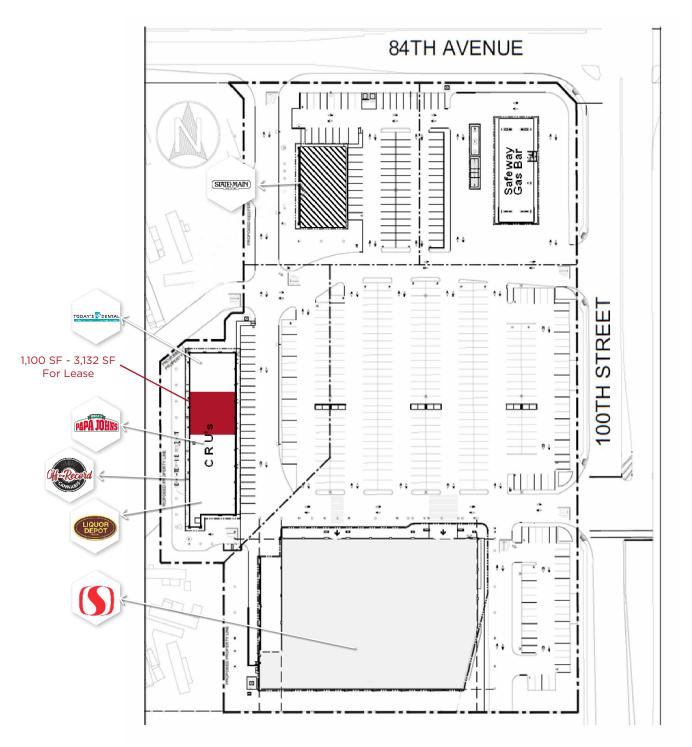
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#### Site Plan



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