





Retail/Multi Family Development Up to 14.47 Acres Available

Property Highlights

- Located on 116 Street, a major arterial road
- Traffic count by the site is in excess of 21,262 (2017) vehicles per day
- Grande Prairie currently has 69,133 residents
- Trade area of 289,000 people
- Immediate population: 13,629 (2019)
- Average household income of \$135,150 (3 km radius)
- Over 47% of households earn over \$100,000/year
- Titles available immediately/roads complete
- Plan ready to be registered
- Zoning: CN (Arterial Commercial District)

POPULATION (3 km)			
	2016	2019	2022 (est.)
	65,702	69,133	73,220

HOUSEHOLD INCOME (3 km)		
	Average	% of Population > \$100,000
	\$135,150	47%

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Kensington Shop

Northwest Corner of 84 Avenue & 116 Street
Grande Prairie, AB

Aerial



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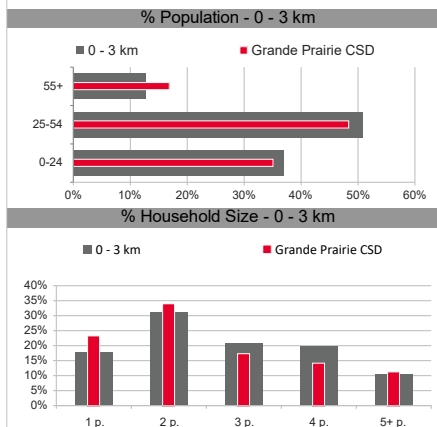
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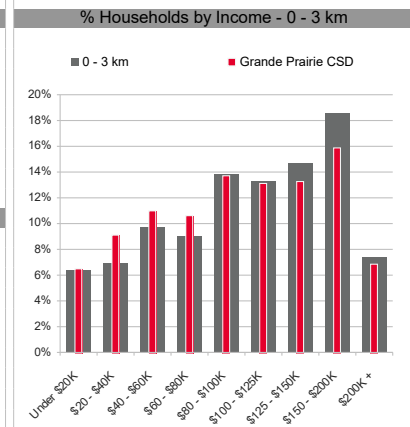
Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Winners	9801 - 116Th St.	1.03
Best Buy Canada	9817 116Th St.	1.18
Costco Wholesale Corp.	9901 116 St	1.24
Canadian Tire	11601 - 104 Avenue	1.66
The Home Depot	11222 103Rd Avenue	1.90
Walmart Canada	11050 103Rd Ave.	2.13
Rona Canada	10950-102Ave Gateway F	2.22
Staples Canada	10160 108Th Street	2.36
Dollarama	10350 108 St	2.42
Dollarama	11012 100 St	4.24
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Nofrills	10702 83Rd Ave	1.93
Nofrills	10702 83Rd Ave	2.06
Shoppers Drug Mart	10720 78Th Avenue	2.07
Save-On-Foods Canada	10819 - 106Th Avenue	2.57
Safeway Canada	8100-100 Street	3.41
Shoppers Drug Mart	9701 84Th Ave, Unit 5	3.95
Federated Co-Operatives (9831 100Th Avenue	3.96
Safeway Canada	9925 -114 Avenue	4.54
Shoppers Drug Mart	11801 100Th St	4.81
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Banks		
Bank Name	Address	Dist. (km)
Scotiabank Canada	9829 116th Street,	0.78
Canadian Imperial Bank of	9825 - 116th Street	0.82
Royal Bank of Canada	10720 80 Ave	1.23
BMO Financial	10705 WEST SIDE DRIV	1.37
TD Canada Trust	10704 West Side Dr	1.42
Canadian Imperial Bank of	9933 - 100th Avenue	2.34
Scotiabank Canada	9834 100th Avenue,	2.47
Royal Bank of Canada	9815 98Th St	2.59

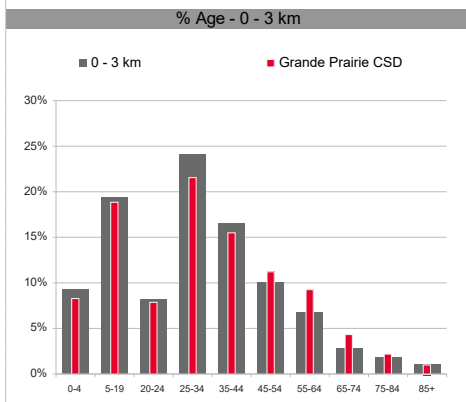
POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2016 Population (Census)	13,090	65,702
2019 Population Estimate	13,559	69,133
2022 Population Projection	14,235	73,220
% Pop. Change (2016-19)	3.6%	5.2%
% Pop. Change (2019-22)	5.0%	5.9%
Families in Private HHs	3,683	18,920
Couple census families	3,155	16,072
Without children	1,274	7,153
With children	1,881	8,919
Lone-parent families	528	2,848
Average Persons Per Family	3.0	3.0



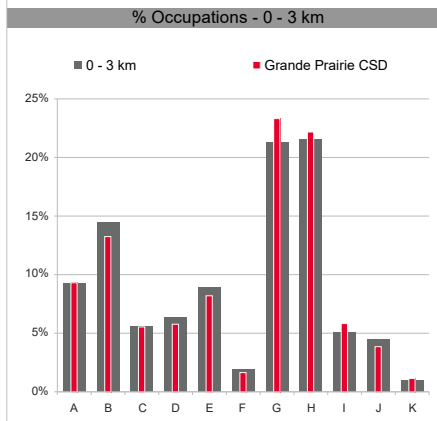
INCOME		
	0 - 3 km	CSD
Under \$20K	316	1,697
\$20 - \$40K	341	2,382
\$40 - \$60K	479	2,875
\$60 - \$80K	445	2,777
\$80 - \$100K	680	3,587
\$100 - \$125K	656	3,431
\$125 - \$150K	722	3,471
\$150 - \$200K	914	4,154
\$200K +	364	1,792
Average Household Income	\$ 130,036	\$ 123,200
Median Household Income	\$ 107,538	\$ 98,865



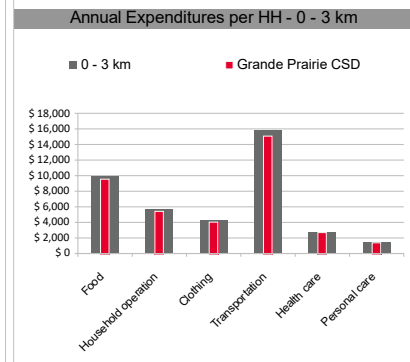
AGE		
	0 - 3 km	CSD
Population by Age	13,559	69,133
0 to 4 years	1,261	5,724
5 to 19 years	2,632	13,024
20 to 24 years	1,102	5,434
25 to 34 years	3,263	14,900
35 to 44 years	2,237	10,713
45 to 54 years	1,366	7,755
55 to 64 years	917	6,398
65 to 74 years	387	2,990
75 to 84 years	245	1,513
85 years and over	148	682
Median Age	30.7	32.1



LABOR FORCE & OCCUPATIONS		
	0 - 3 km	CSD
Labour Force by Occupation	8,140	41,723
A Management	757	3,883
B Business & Finance	1,177	5,529
C Natural Sciences	457	2,310
D Health	520	2,405
E Educ, Gov't, & Religion	728	3,419
F Art, Culture, Rec, & Sport	153	683
G Sales & Service	1,737	9,731
H Trades & Transportation	1,752	9,251
I Primary Industry	414	2,431
J Processing & Manufacturing	362	1,606
K Not Applicable	83	475



EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	CSD
Expenditure Per Household	\$ 75,570	\$ 72,162
Food	\$ 9,964	\$ 9,546
Shelter	\$ 21,771	\$ 20,814
Household operation	\$ 5,674	\$ 5,412
Household equipment	\$ 2,723	\$ 2,602
Clothing	\$ 4,243	\$ 4,030
Transportation	\$ 15,841	\$ 15,072
Health care	\$ 2,777	\$ 2,693
Personal care	\$ 1,444	\$ 1,381
Recreation	\$ 4,900	\$ 4,671
Reading materials	\$ 196	\$ 189
Education	\$ 1,890	\$ 1,766
Tobacco and alcohol	\$ 1,629	\$ 1,564
Games of chance	\$ 175	\$ 172
Miscellaneous expenditure:	\$ 2,342	\$ 2,249



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FOR SALE/LEASE

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Site Plan



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