

FOR SALE

THE SHOPPES OF TRADER RIDGE AND/OR ±3-±102 ACRES OF RETAIL & SHOWROOM INDUSTRIAL LAND

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

An opportunity to acquire North Grande Prairie's
premier retail development, shadow anchored by one
of the markets prominent retail grocers

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DRONE VIDEO

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OVERVIEW

Shadow anchored by CO-OP Grocery, CO-OP Gas Bar, CO-OP Convenience Store & Liquor Store, Windsor Ford , and Grande Prairie Acupuncture

Shoppes of Trader Ridge retail tenants include 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 69,088 residents

Trade area of 289,000 people

Average household income of \$135,150 (3 km radius)

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

67.2% Leased Retail Center

Projected Net Income in excess of \$1,000,000.00



DEMOGRAPHICS



POPULATION (3km)

Year	2016 (Census)	2020 (Estimate)	2023 (Projected)
Population	17,907	18,662	19,517



HOUSEHOLD INCOME (3km)

Metric	Average	% of Population > \$100,000
Household Income	\$135,150	47.36%

PROPERTY PHOTOS



SHADOW ANCHORED BY CO-OP GROCERY STORE



SOLD

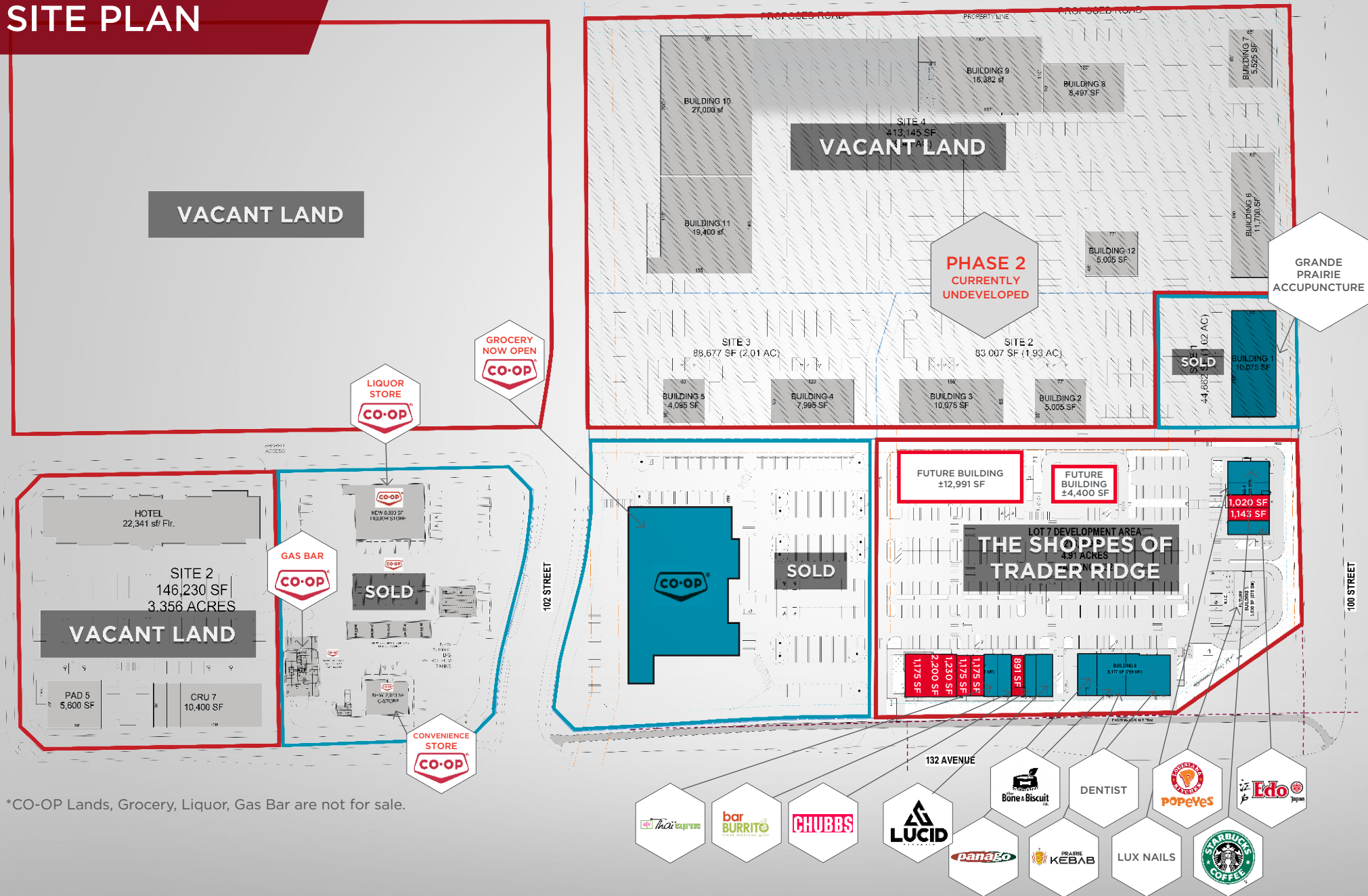
SHOPPES OF TRADER RIDGE



SHOPPES OF TRADER RIDGE



SITE PLAN



*CO-OP Lands, Grocery, Liquor, Gas Bar are not for sale.