

FOR SALE

# TRADER RIDGE

Northwest Corner of 132 Avenue &  
100 Street, Grande Prairie

2-102 Acres

Retail & Industrial Showroom Land  
Development Opportunities

Shadow anchored by prominent existing  
developments

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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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



## DEMOGRAPHICS



### POPULATION (3km)

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



### HOUSEHOLD INCOME (3km)

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



# SHOPPES OF TRADER RIDGE





# PROPERTY PHOTOS





# LAND DEVELOPMENT OPPORTUNITIES

AVAILABLE PARCELS  
HIGHLIGHTED IN GREEN





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