



FUTURE LEWIS ESTATES
RECREATIONAL CENTRE

JOIN



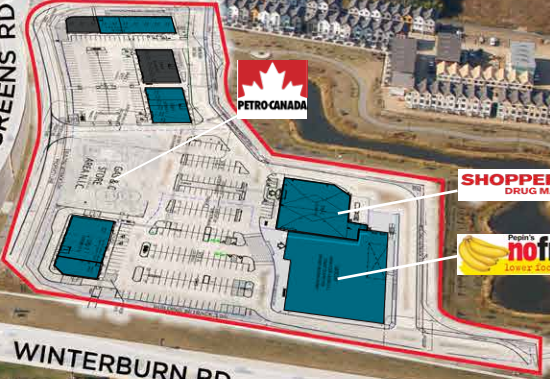
FOR LEASE

WINTERBURN POINT

NWC OF WINTERBURN ROAD (215TH STREET)
& WEBBER GREENS DRIVE (92ND AVENUE)

WEBBER GREENS RD

WINTERBURN RD



Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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John Shamey
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Cody Miner, B.COMM.
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PROPERTY HIGHLIGHTS

- Grocery anchored shopping centre
- Retail draws in the immediate trade area include: Costco, Save-On Foods, Dollarama, McDonalds, Canadian Brewhouse and numerous other service related retailers
- Located in close proximity to the future Lewis Farms Recreation Centre
- Winterburn Point is exposed to 20,000 vehicles per day
- Site features ample on site parking
- High exposure pylon signage available
- Possession available 2025

PROPERTY DETAILS

MUNICIPAL ADDRESS

Winterburn RD & Webber Greens DR,
Edmonton, AB

ZONING

DC2 - Site Specific Development
Control allows for a wide variety of uses

NEIGHBOURHOOD

Lewis Farms & Webber Greens

Additional Rent

\$18.50/SF (est. 2024)



DEMOGRAPHICS

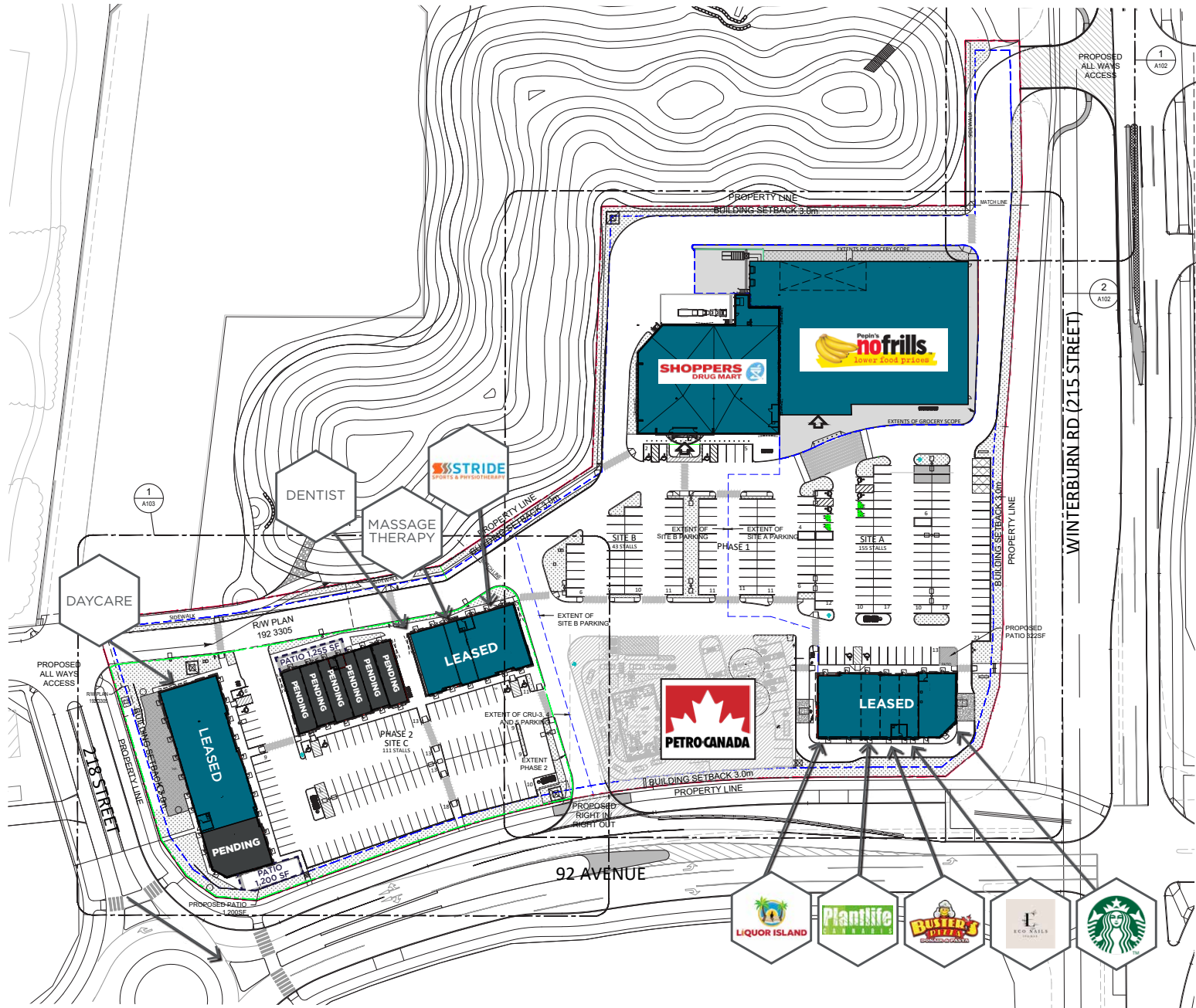
POPULATION	POPULATION		
	1km	3km	5km
	14,775	35,642	98,085

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$129,665	\$126,072	\$113,409

SITE PLAN



- AVAILABLE
- PENDING
- LEASED



FUTURE LEWIS FARMS RECREATION CENTRE

ESTIMATED COMPLETION 2028



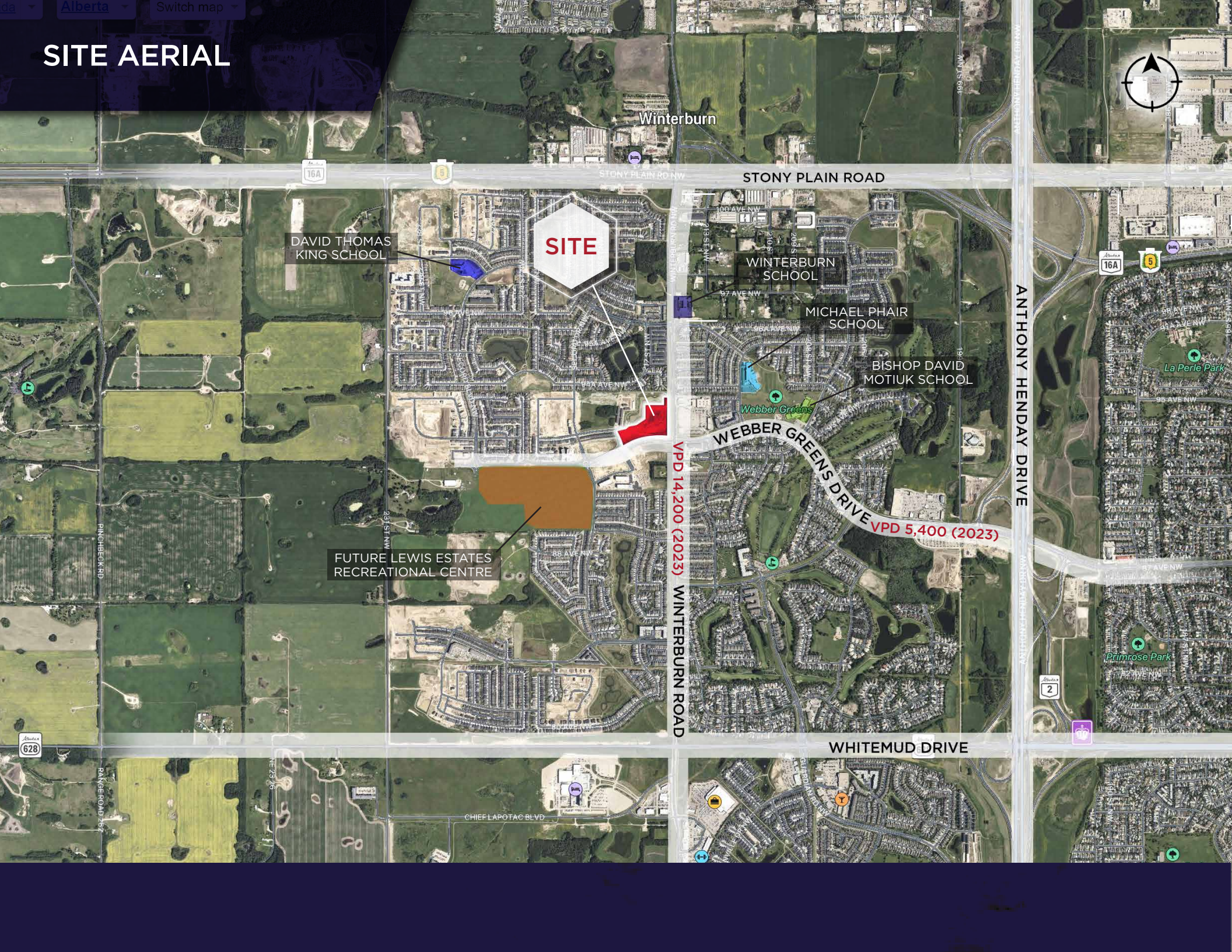
FUTURE LEWIS FARMS RECREATION CENTRE

ESTIMATED COMPLETION 2028



SITE AERIAL

Switch map



Winterburn

DAVID THOMAS KING SCHOOL

SITE

STONY PLAIN ROAD

WINTERBURN SCHOOL

MICHAEL PHAIR SCHOOL

BISHOP DAVID MOTIUK SCHOOL

WEBBER GREENS DRIVE

VPD 5,400 (2023)

FUTURE LEWIS ESTATES RECREATIONAL CENTRE

VPD 14,200 (2023) WINTERBURN ROAD

WHITEMUD DRIVE

ANTHONY HENDAY DRIVE

La Perle Park

Primrose Park

628

16A

6

16A

6

2

PROPERTY PHOTOS

LOOKING EAST



STEWART
GREENS
POPULATION:
1,292

WEBBER
GREENS
POPULATION:
3,738

SUDER
GREENS
POPULATION:
3,720



SECORD
POPULATION:
9,807

ROSENTHAL
POPULATION:
1,630

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