

**FOR SALE** 



### **Brett Killips**

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## THE OPPORTUNITY

- Well located with exceptional visibility from Highway 16A and can be easily accessed from Highway 16.
- Excellent high exposure to over 31,262 vehicles per day along Highway 16A.
- Daytime population reaches an impressive total of 31,802 (3km).
- Convenient access to major arteries Highway
   16A and Yellowhead Highway

- Adjacent tenants include Harvey's, Mary Brown's, Esso, Part Source, Imperial Liquor, Martial Arts, Yoga Studio, Dynamic Beauty, Dance Studio, Ewyn Weightloss, Pizza and more.
- The vibrant and dynamic City of Spruce Grove is located just 11 km West of Edmonton with a total population of 40,170 in 2022. With a range of housing options, excellent schools, plenty of sports and culture opportunities, medical facilities, and a diverse business community, Spruce Grove provides businesses with an amazing opportunity.

YELLOWHEAD HIGHWAY
10 MINUTES

**ACHESON** 11 MINUTES

STONY PLAIN
12 MINUTES

DOWNTOWN EDMONTON 40 MINUTES

### PROPERTY DETAILS

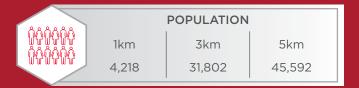
Municipal Address: 136 King Street, Spruce Grove, AB

**Zoning:** CS - Vehicle Oriented Commercial

Sale Price: Contact Agent

Land Size: +/- 0.44 Acres

## DEMOGRAPHICS



	HOUSEHOLDS		
	1km	3km	5km
	1,874	11,755	16,884

	AVERAGE INCOME			
8	1km	3km	5km	
	\$86,837	\$119,737	\$117,565	



#### **VEHICLES PER DAY**

31,262 VPD on Highway 16A and 7,171 VPD on McLeod Avenue

# SITE PLAN





#### EXPOSURE Arterial Road Highway 16A



#### PARKING Ample on-site surface stalls



TRANSIT In convenient proximity



# MAIN FLOOR High exposure retail space







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