

FOR LEASE

**PHARMACY, MEDICAL
& DENTAL WANTED**

**HEARTLAND
STATION**

Highway 28A, Gibbons, AB

Logos for AGW, Independent, Tim Hortons, and Esso. AGW and Esso are marked 'NOW OPEN'. Independent is marked 'OPEN Q4 2024'. Tim Hortons is marked 'NOW OPEN'.

**UP TO 5,500 SF
REMAINING IN A
GROCERY-ANCHORED
COMMERCIAL SITE**

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AVAILABLE FALL 2024

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BON ACCORD

HIGHWAY 28 (6,390 VPD)

HEARTLAND STATION

GIBBONS

HIGHWAY 28A (20,000 VPD)

DOWNTOWN GIBBONS: 2 MINS
BON ACCORD: 7 MINS
INDUSTRIAL HEARTLAND: 16 MINS
EDMONTON: 15 MINS

THE OPPORTUNITY

- A regional service centre with approximately a 10,000 resident trade area
- All directional controlled intersection on highway
- Highway frontage retail
- Close proximity to service Alberta Industrial Heartland
- Grocery anchored shopping centre
- Gateway to Fort McMurray, Cold Lake, and the rest of Northern Alberta
- Easy commuter access to Edmonton, Ft. Saskatchewan and Heartland Industrial.

PROPERTY DETAILS

Zoning	C2 Highway Commercial
Site Area:	4.5 Acres
Occupancy:	Fall 2024
Basic Rent:	Negotiable
Operating Costs:	\$9.00 per SF
Parking:	167 Surface Stalls

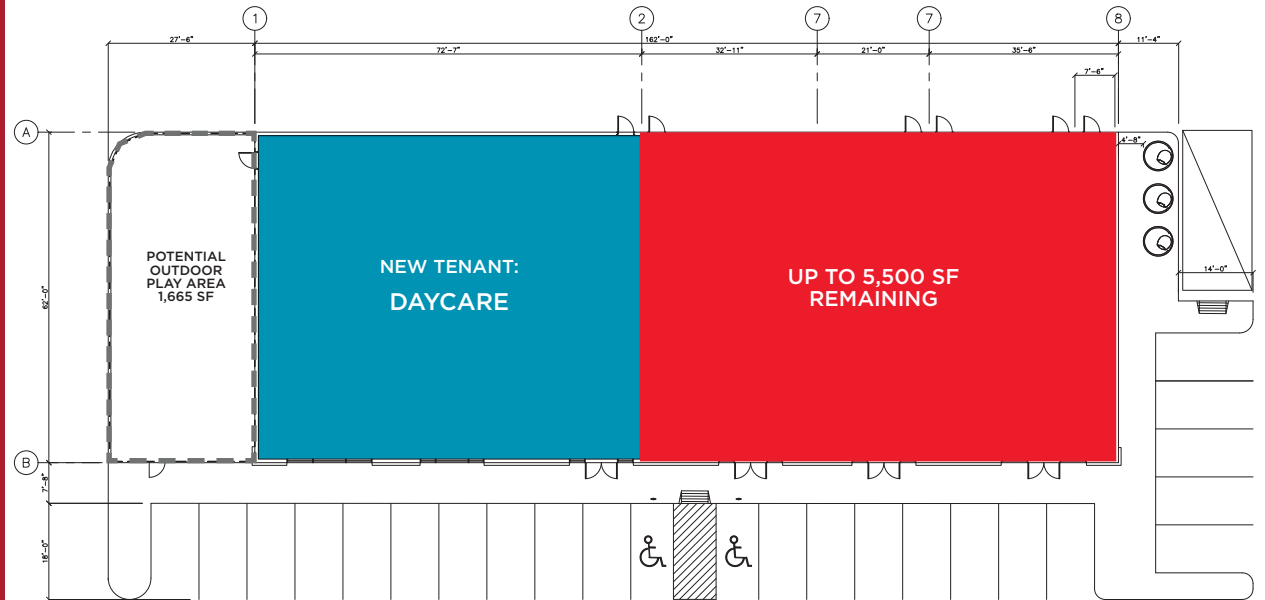
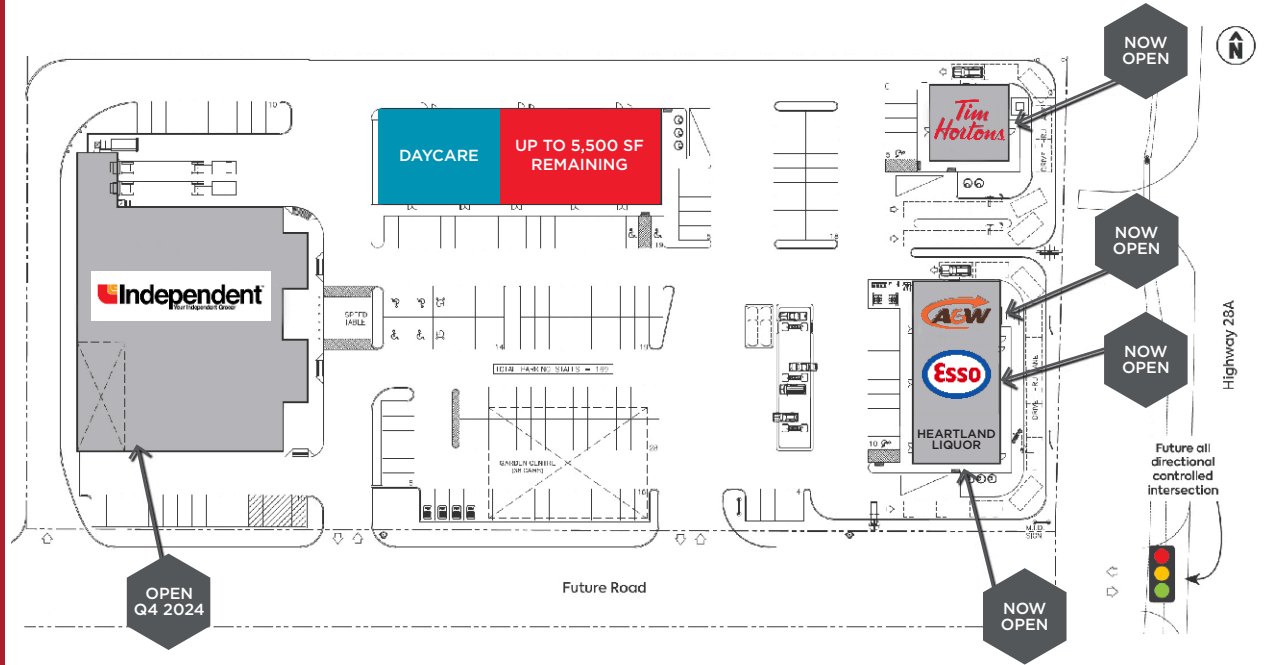
DEMOGRAPHICS

POPULATION	1km	3km	10km
	1,930	3,690	8,276

HOUSEHOLDS	1km	3km	10km
	735	1,300	2,876

AVERAGE INCOME	1km	3km	5km
	\$127,681	\$139,260	\$141,160

VEHICLES PER DAY
20,000 VPD on Highway 28A



PROPERTY PHOTOS

FALL 2024



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Edmonton

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