

FOR LEASE



# HEARTLAND STATION

UP TO 4,232 SF REMAINING IN A GROCERY-ANCHORED COMMERCIAL SITE

Highway 28A, Gibbons, AB

## PHARMACY, MEDICAL & DENTAL WANTED



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

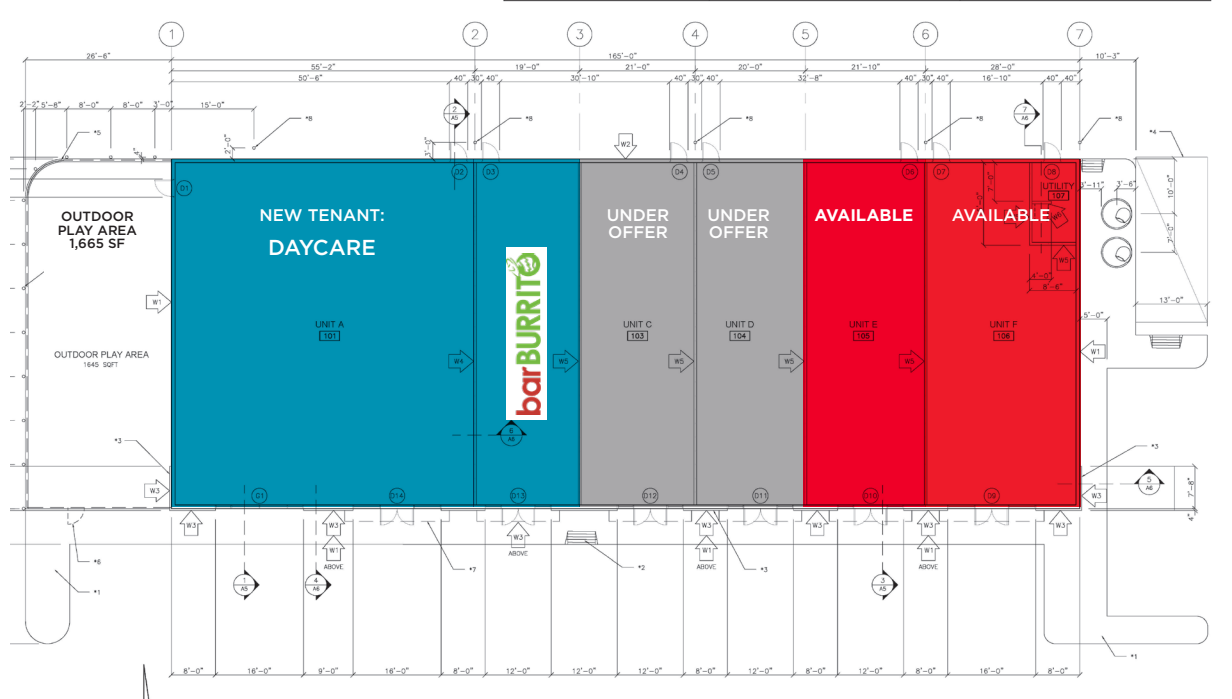
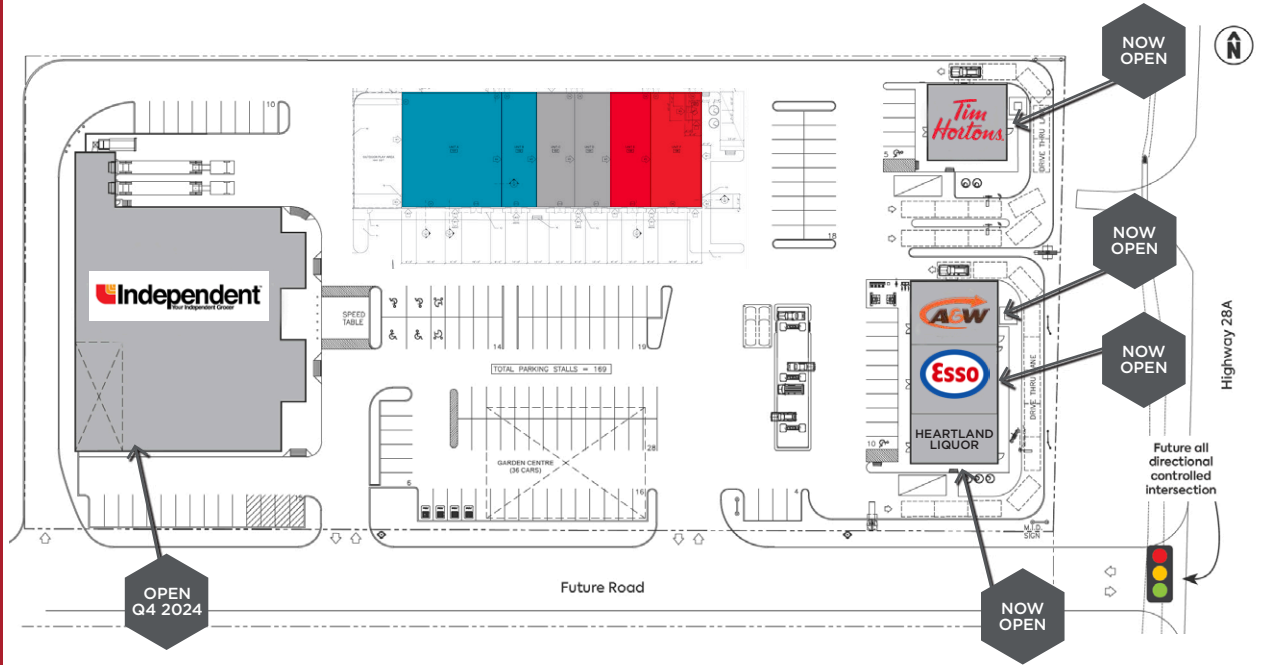
# DEMOGRAPHICS

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

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

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

VEHICLES PER DAY	VEHICLES PER DAY
	





# PROPERTY PHOTOS

FALL 2024



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