

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

**Jordan Murray**  
Senior Associate  
780 429 9399  
jordan.murray@cwedm.com

**Jamie Topham**  
Partner  
780 702 4259  
jamie.topham@cwedm.com

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
cody.miner@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 25, 2024



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

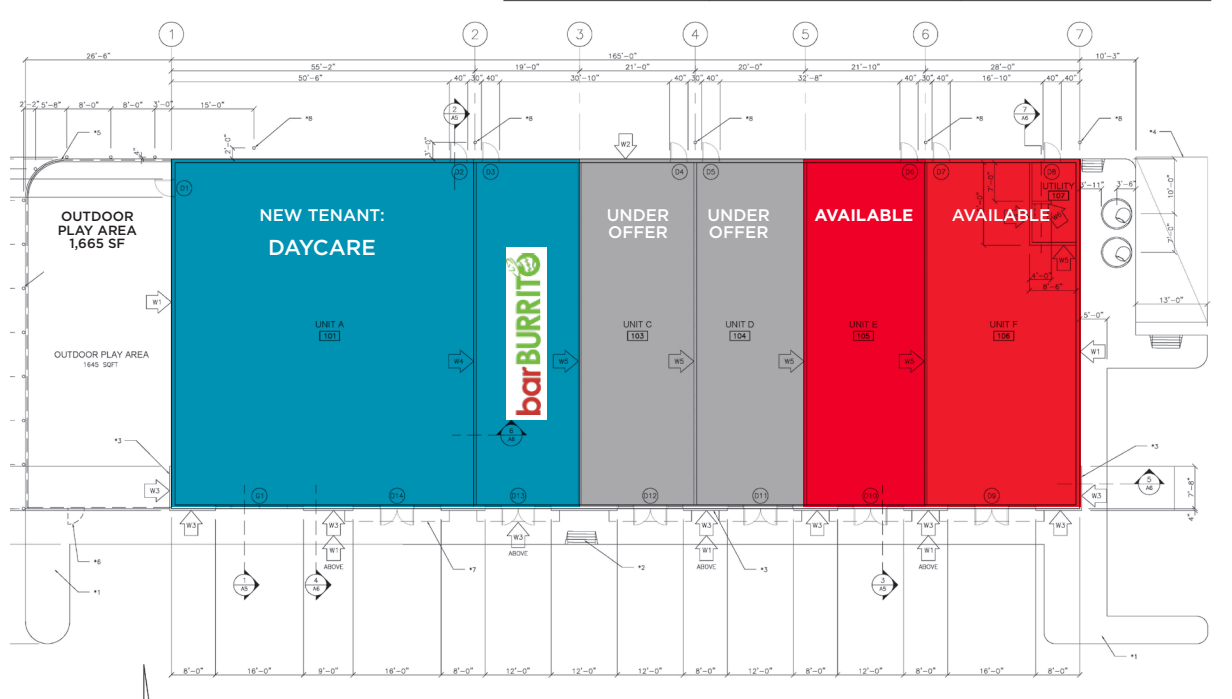
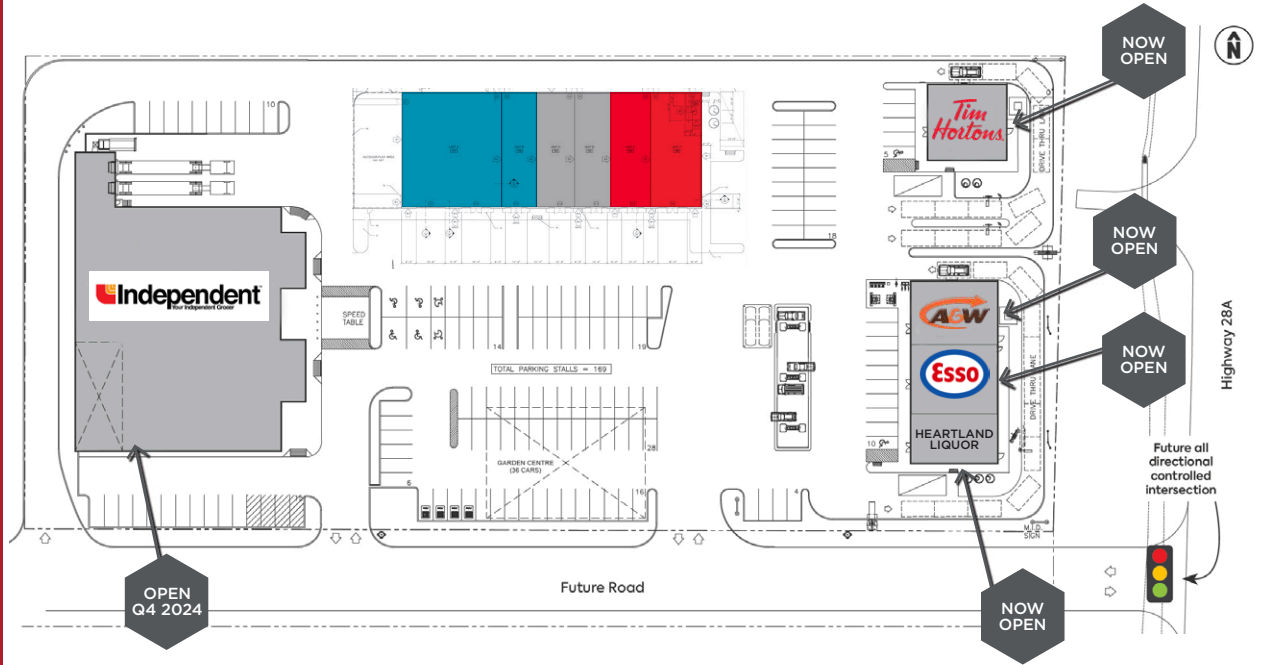
# DEMOGRAPHICS

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



**Jordan Murray**  
Senior Associate  
780 429 9399  
jordan.murray@cwedm.com

**Jamie Topham**  
Partner  
780 702 4259  
jamie.topham@cwedm.com

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
cody.miner@cwedm.com