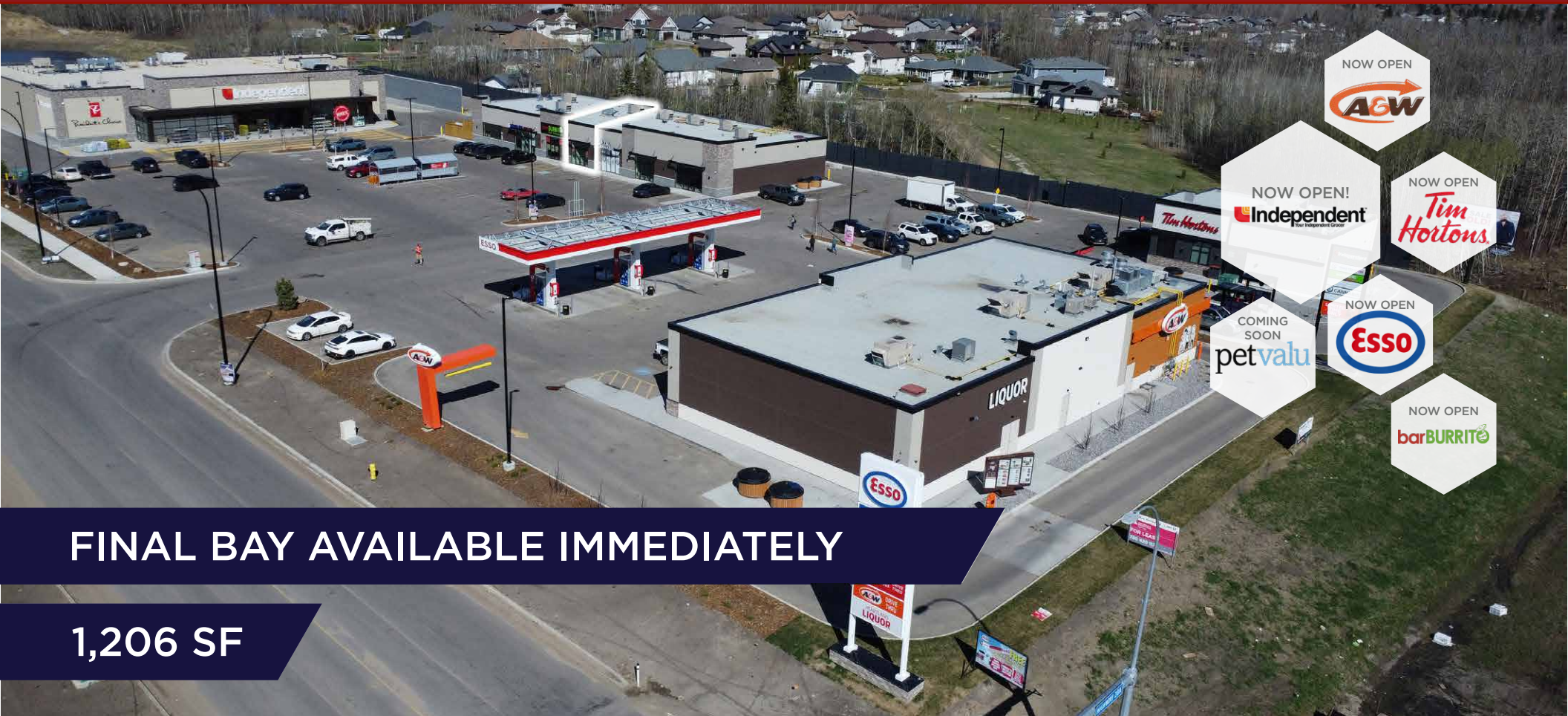


FOR LEASE

HEARTLAND STATION

EXCITING OPPORTUNITY IN A GROCERY-ANCHORED COMMERCIAL SITE

Highway 28A, Gibbons, AB



FINAL BAY AVAILABLE IMMEDIATELY

1,206 SF

Jordan Murray

Senior Associate

780 984 4003

jordan.murray@cwedmonton.com

Jamie Topham

Partner

780 994 6916

jamie.topham@cwedmonton.com

Cody Miner, B.COMM.

Sales Assistant

1 403 877 9431

cody.miner@cwedmonton.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. June 2, 2025

LAST CHANCE TO BE A PART OF THE REGION'S NEWEST GROCERY ANCHORED CENTRE.



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:	Immediately
Basic Rent:	Negotiable
Operating Costs:	\$9.00 per SF
Parking:	167 Surface Stalls

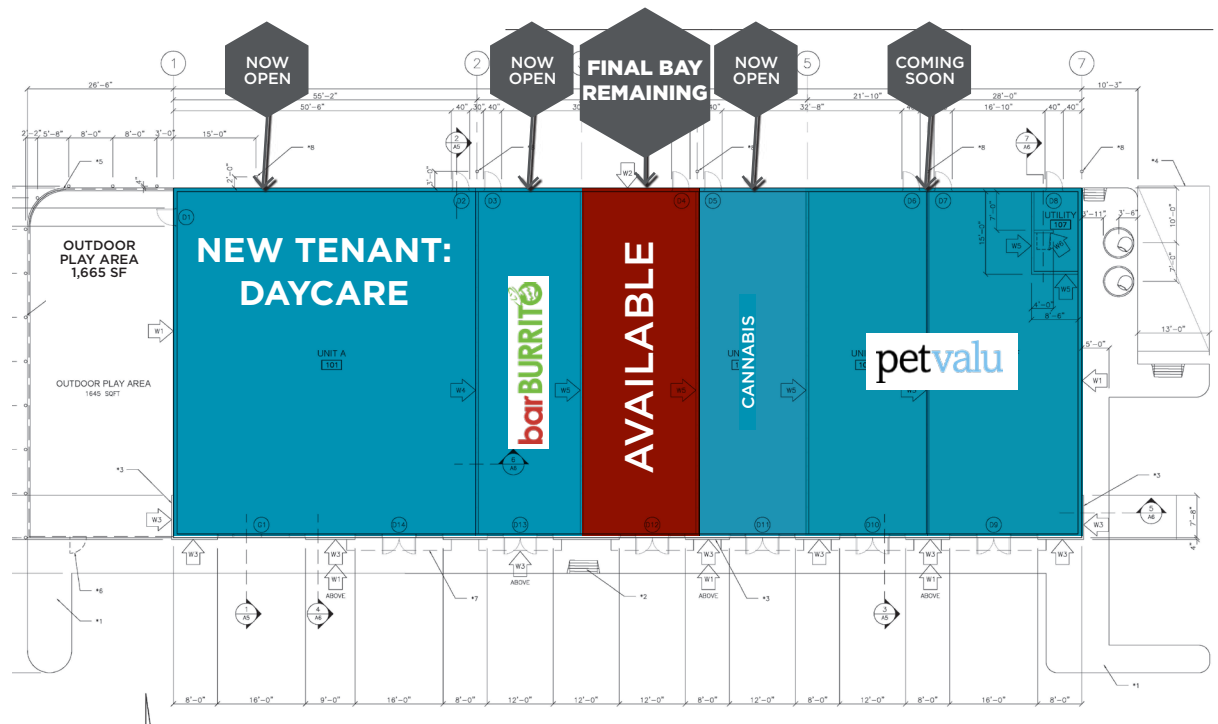
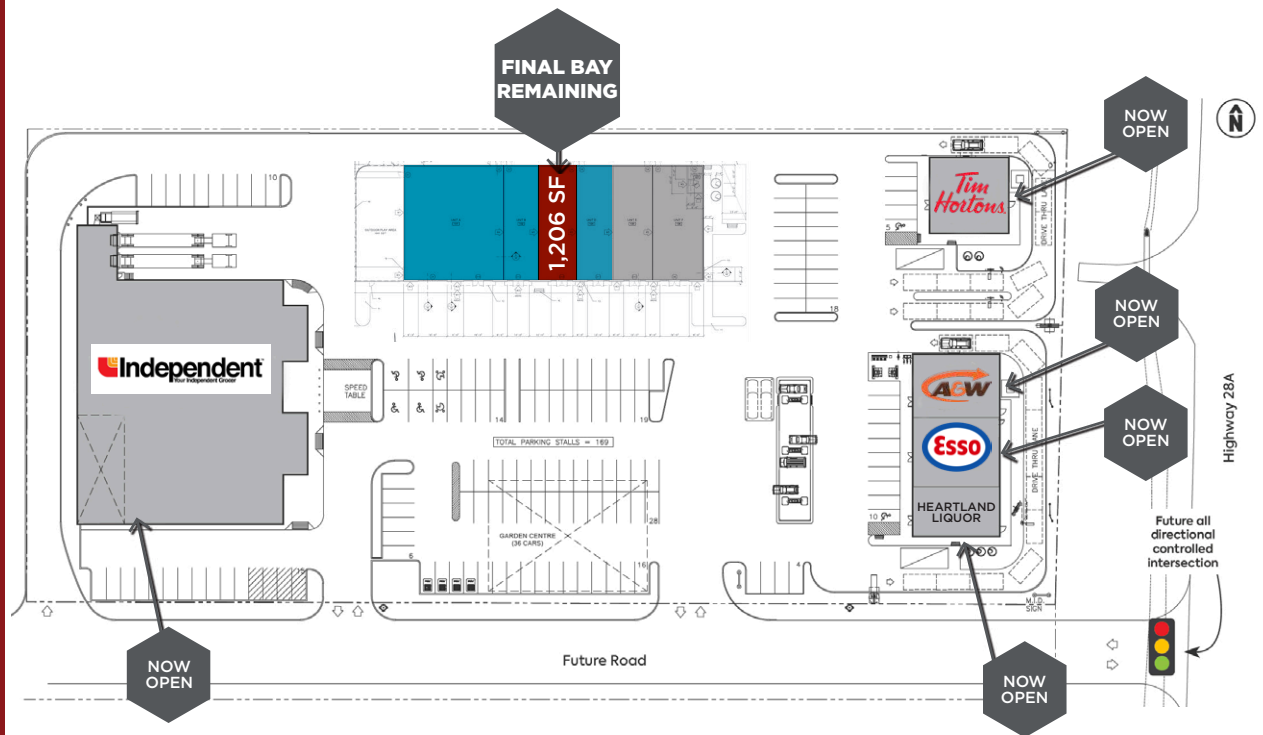
DEMOGRAPHICS

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





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



**CUSHMAN &
WAKEFIELD**
Edmonton

Jordan Murray
Senior Associate
780 984 4003
jordan.murray@cwedm.com

Jamie Topham
Partner
780 994 6916
jamie.topham@cwedm.com

Cody Miner, B.COMM.
Sales Assistant
1 403 877 9431
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. June 2, 2025