

FOR LEASE

THE SHOPS OF TRADER RIDGE

Northwest Corner of 132 Avenue
& 100 Street, Grande Prairie, AB

Cushman & Wakefield Edmonton

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Cody Miner, B.COMM.

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OVERVIEW

Join CO-OP Grocery, Gas Bar, Convenience Store & Liquor Store, Starbucks, Popeye's Chicken, Bone & Biscuit, Panago Pizza, Edo, Prairie Kebab, West Grande Prairie Dental, Thai Express, and Lux Nails!

Located in the heart of North Grande Prairie expanding residential and commercial districts

Traffic count at this intersection is in excess of 41,383 (2018) vehicles per day

Grande Prairie currently has 68,088 residents

Trade area of 289,000 people

Average household income of \$128,368 (3 km radius)

One of the youngest populations in Canada with a median age of 31.9 years

Additional Rent: \$20.00 per SF including management fees (2025 est.)



[The Shops of Trader Ridge \(Click Here\)](#)



DEMOGRAPHICS

- The City of Grande Prairie's median age rose from 32 in 2016 to 34 in 2021.
- This makes Grande Prairie the youngest city in Canada with a population over 25K and the 9th youngest among cities with a population over 10K.
- There are more children under the age of 10 in Grande Prairie than adults aged 60 and over.
- Grande Prairie had a 4.8% increase in the number of private dwellings from 2016 to 2021

SITE PHOTOS



AERIAL



SITE

WHISPERING
RIDGE
SCHOOL

ST. JOHN
PAUL II
SCHOOL

132 AVENUE (14,381 VPD)

PRAIRIE MALL

GPA
GRANDE PRAIRIE AIRPORT

WESTGATE
CENTRE

ST. CATHERINE
SCHOOL

ROY BICKEL
PUBLIC
SCHOOL

100 STREET (34,102 VPD)

116 AVENUE

GATEWAY
POWER
CENTRE

Walmart
Supercenter

MELCOR | RECY

**CANADIAN
TIRE**

100 AVENUE

HIGHWAY 43

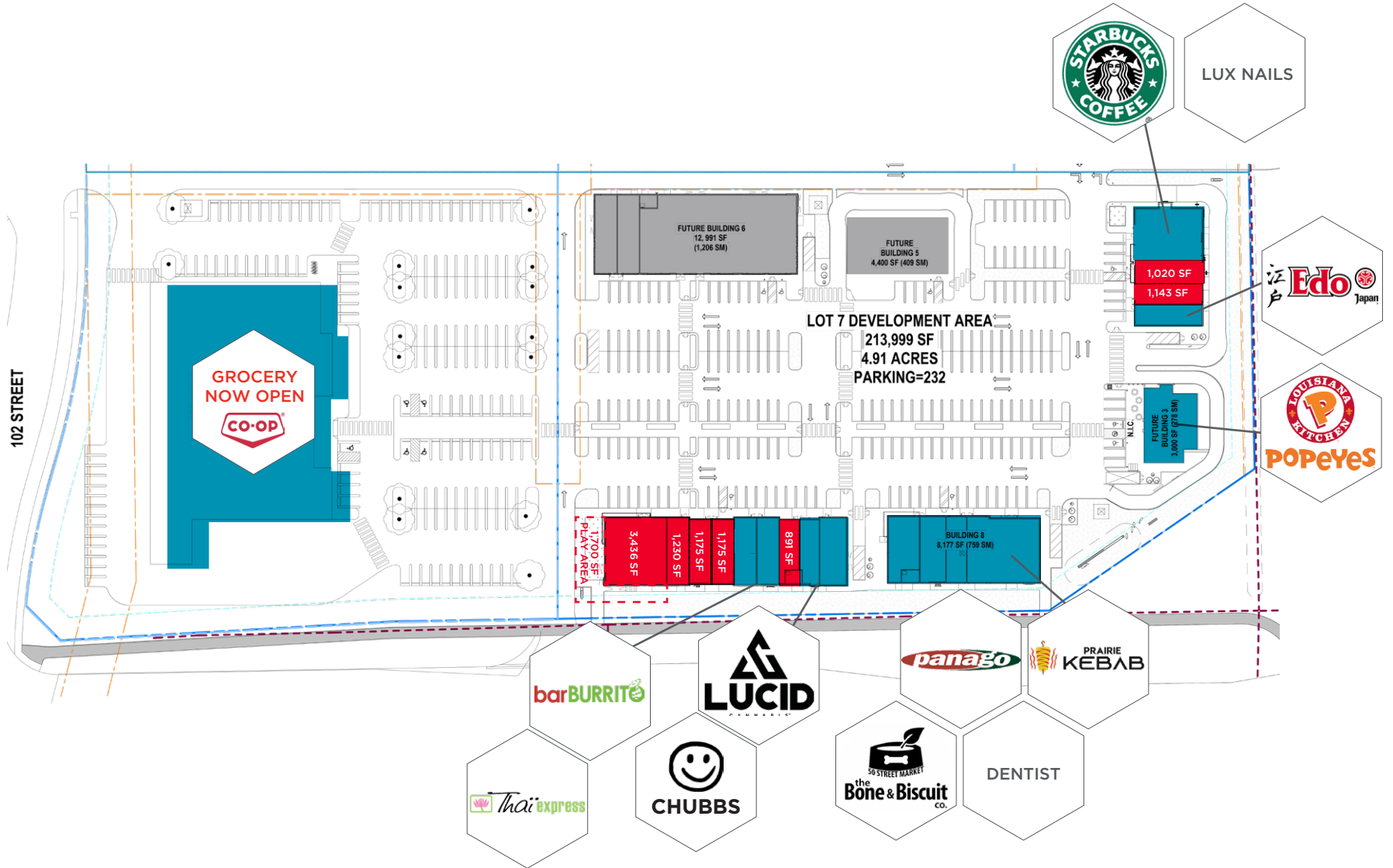
COSTCO
WHOLESALE

**THE
HOME
DEPOT**

SITE PLAN



102 STREET



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