

**3,436 SF DAYCARE OPPORTUNITY
AVAILABLE IMMEDIATELY**

FOR LEASE

THE SHOPS AT TRADER RIDGE

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

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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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 34,102 (2020) vehicles per day

Grande Prairie currently has 68,572 residents

Trade area of 300,000 people

Average household income of \$134,893 (3 km radius)

One of the youngest populations in Canada with a median age of 34.5 years

Additional Rent: \$18.50 per SF including management fees (2023 est.)



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

DEMOGRAPHICS

- The City of Grande Prairie's median age rose from 32 in 2016 to 34.5 in 2023.
- This makes Grande Prairie one of the youngest cities in Canada as Grande Prairie's median age is well below the national average of 41.6.
- There are more children under the age of 10 in Grande Prairie than adults aged 65 and over.
- Grande Prairie had a 3.6% increase in the number of private dwellings from 2021 to 2023



SITE PHOTOS



AMENITIES



WHISPERING
RIDGE
SCHOOL

SITE

ST. JOHN
PAUL II
SCHOOL

132 AVENUE

ST. CATHERINE
SCHOOL



ROY BICKEL
PUBLIC
SCHOOL

100 STREET

116 AVENUE

WESTGATE
CENTRE

RIO CAN

GATEWAY
POWER
CENTRE

100 AVENUE

HIGHWAY 43



WINE • SPIRITS • BEER



OVERALL SITE PLAN



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Edmonton

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