

**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  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Gary Killips**

Partner  
780 917 8332  
gary.killips@cwedm.com

**Brett Killips**

Partner  
780 702 2948  
brett.killips@cwedm.com

**Jennifer Baker**

Team Coordinator  
780 701 3284  
jennifer.baker@cwedm.com

## 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: \$19.00 per SF including management fees (2024 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

PRAIRIE MALL

ROY BICKEL  
PUBLIC  
SCHOOL

100 STREET

WESTGATE  
CENTRE

RIO CAN

116 AVENUE

GATEWAY  
POWER  
CENTRE

100 AVENUE

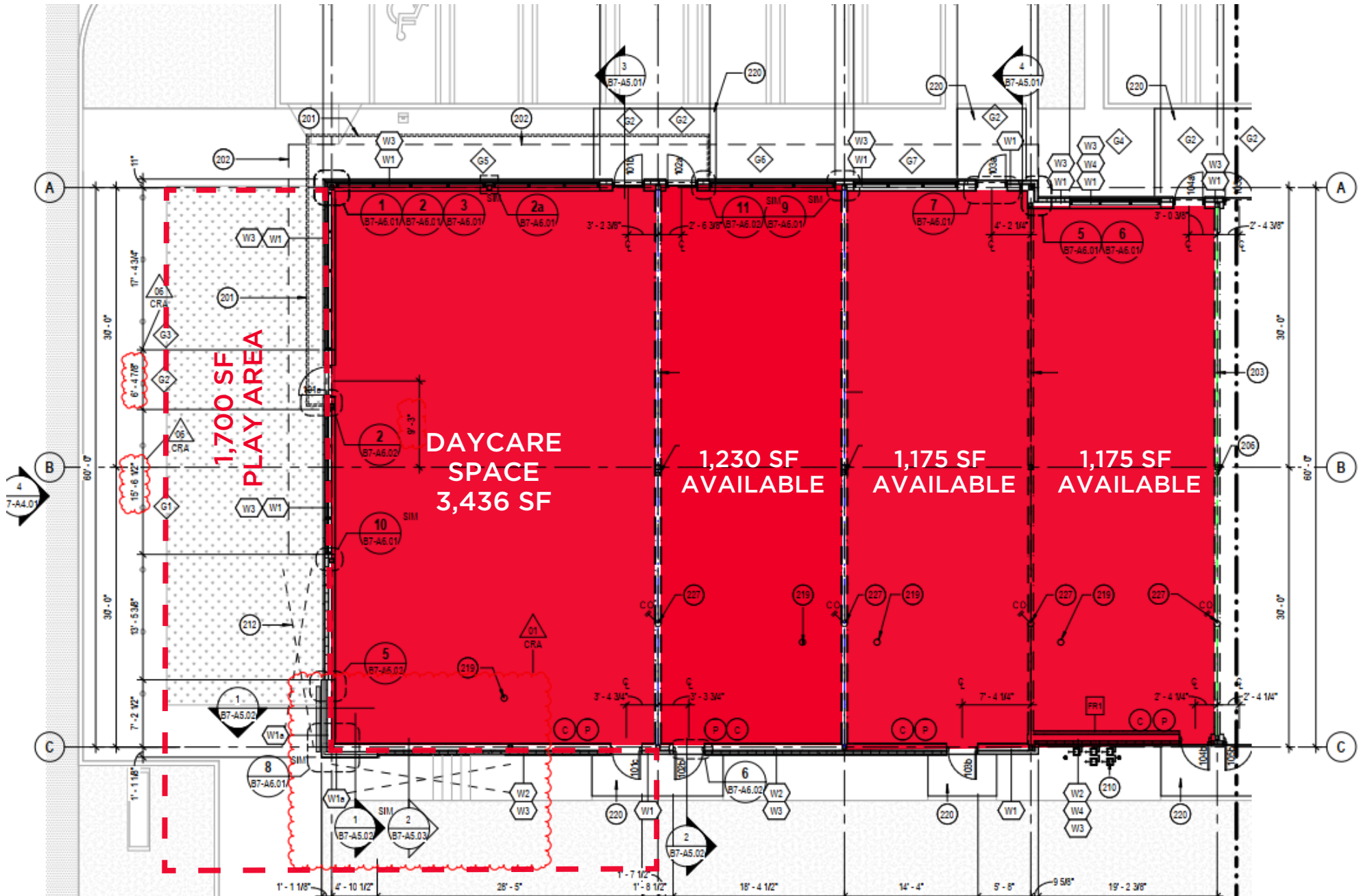
HIGHWAY 43

THE  
HOME  
DEPOT

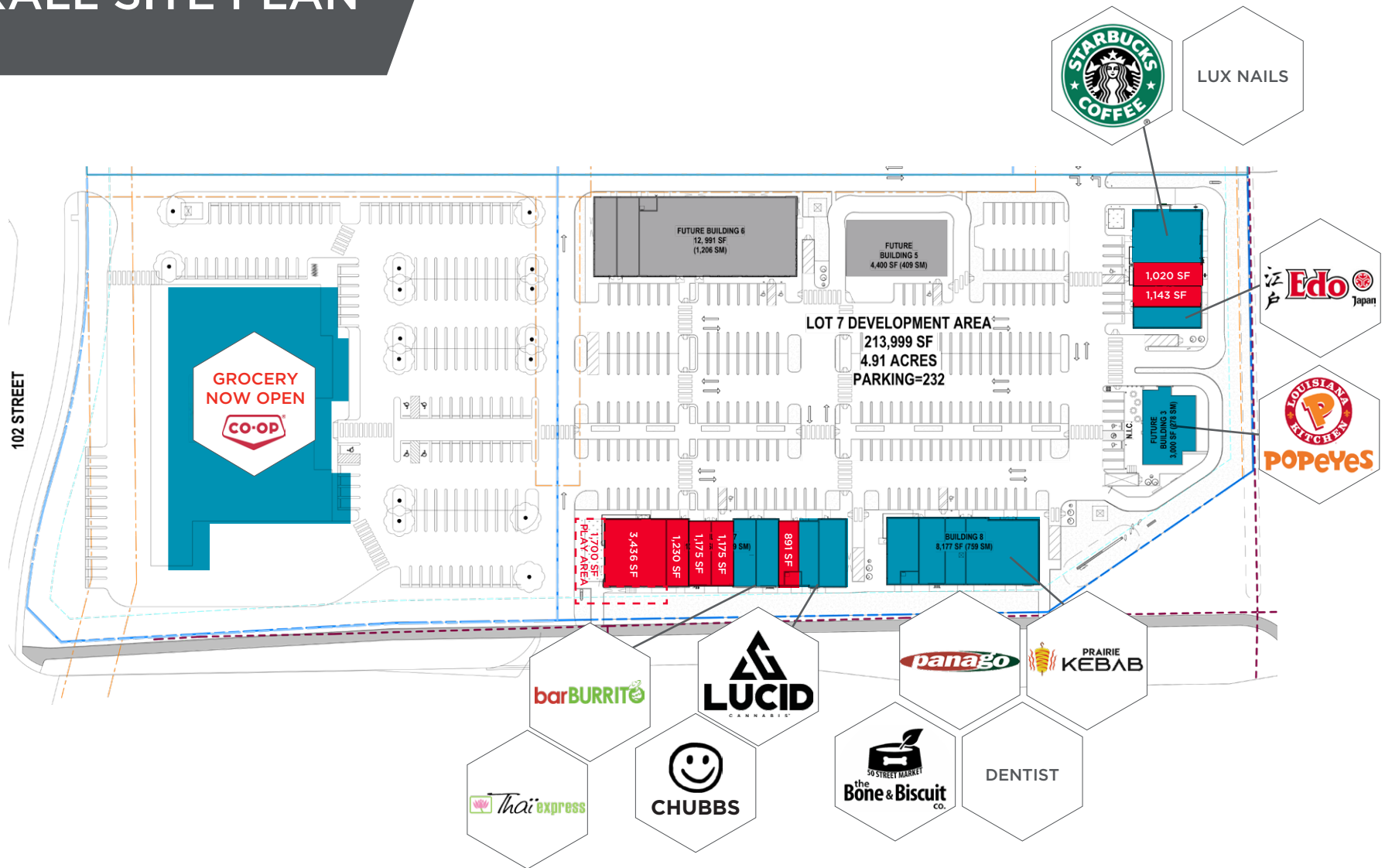
WINE • SPIRITS • BEER

CO-OP

# DAYCARE PLAN



# OVERALL SITE PLAN



**CUSHMAN & WAKEFIELD**  
Edmonton

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