

**3,463 SF - 7,016 SF RESTAURANT WITH PATIO OPPORTUNITY**

**AVAILABLE IMMEDIATELY**

**FOR LEASE**

# **THE SHOPS AT TRADER RIDGE**

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

**Cushman & Wakefield Edmonton**

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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's expanding residential and commercial districts

Traffic count at 100 street is in excess of 21,580 (2025) vehicles per day

Grande Prairie currently has 44,314 residents

Trade area of 289,000 people

Average household income of \$147,065 (3 km radius)

One of the youngest populations in Canada with a median age of 35.5 years

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



YouTube

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

## DEMOGRAPHICS

- The City of Grande Prairie's median age rose from 32 in 2016 to 33.5 in 2025.
- 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 9.3% increase in the number of private dwellings from 2021 to 2025





## SITE PHOTOS



## PATIO AREA





**AERIAL**



**SITE**

WHISPERING  
RIDGE  
SCHOOL

THIS  
INTERSECTION  
SEES 28,812  
VPD (2024)

ST. JOHN  
PAUL II  
SCHOOL

132 AVENUE

PRAIRIE MALL

GPA  
GRANDE PRAIRIE AIRPORT

WESTGATE  
CENTRE

ST. CATHERINE  
SCHOOL

ROY BICKEL  
PUBLIC  
SCHOOL

100 STREET

116 AVENUE

CANADIAN  
TIRE

Walmart  
Supercenter

MELCOR | REIT

GATEWAY  
POWER  
CENTRE

100 AVENUE

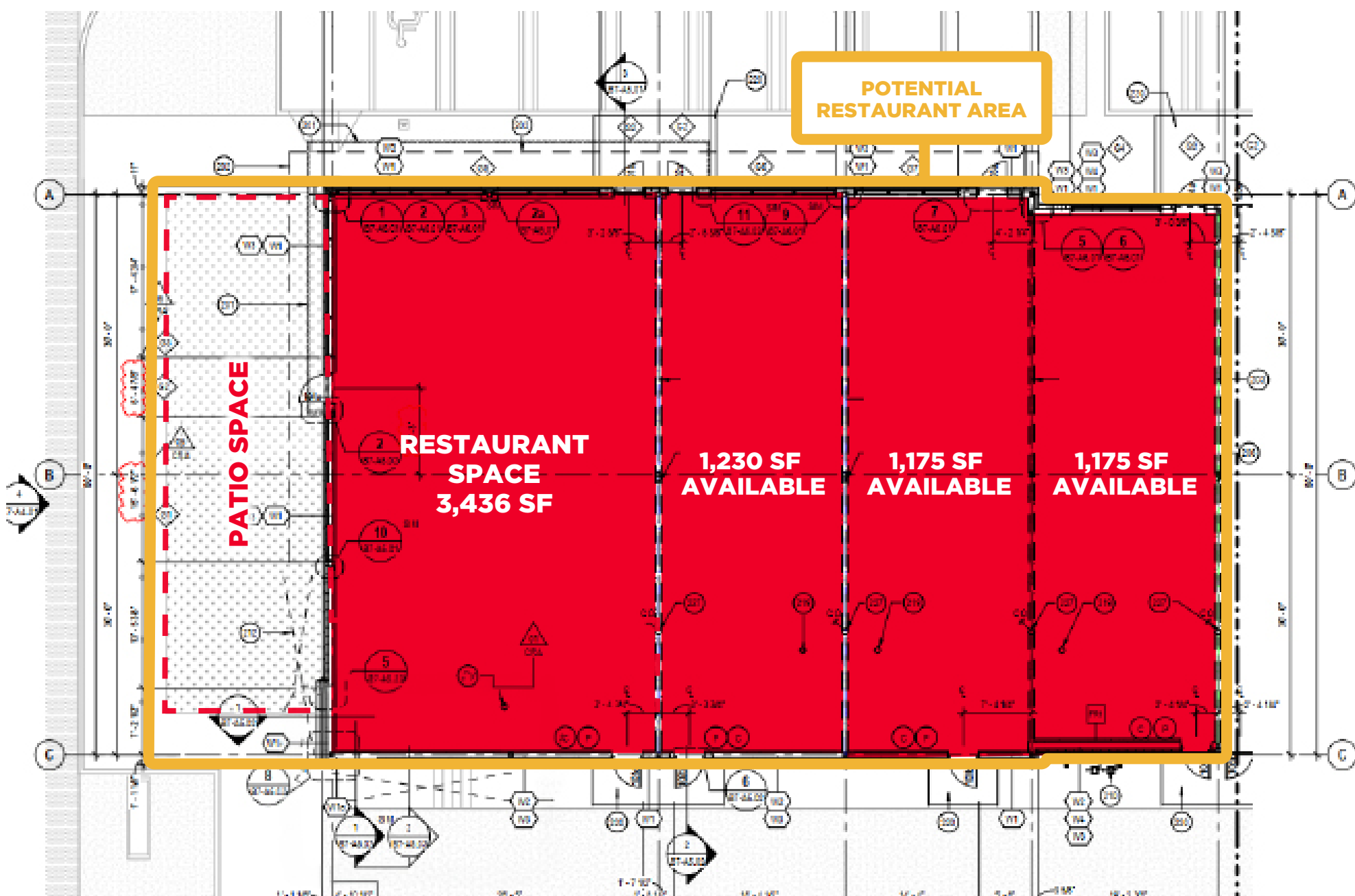
HIGHWAY 43

COSTCO  
WHOLESALE

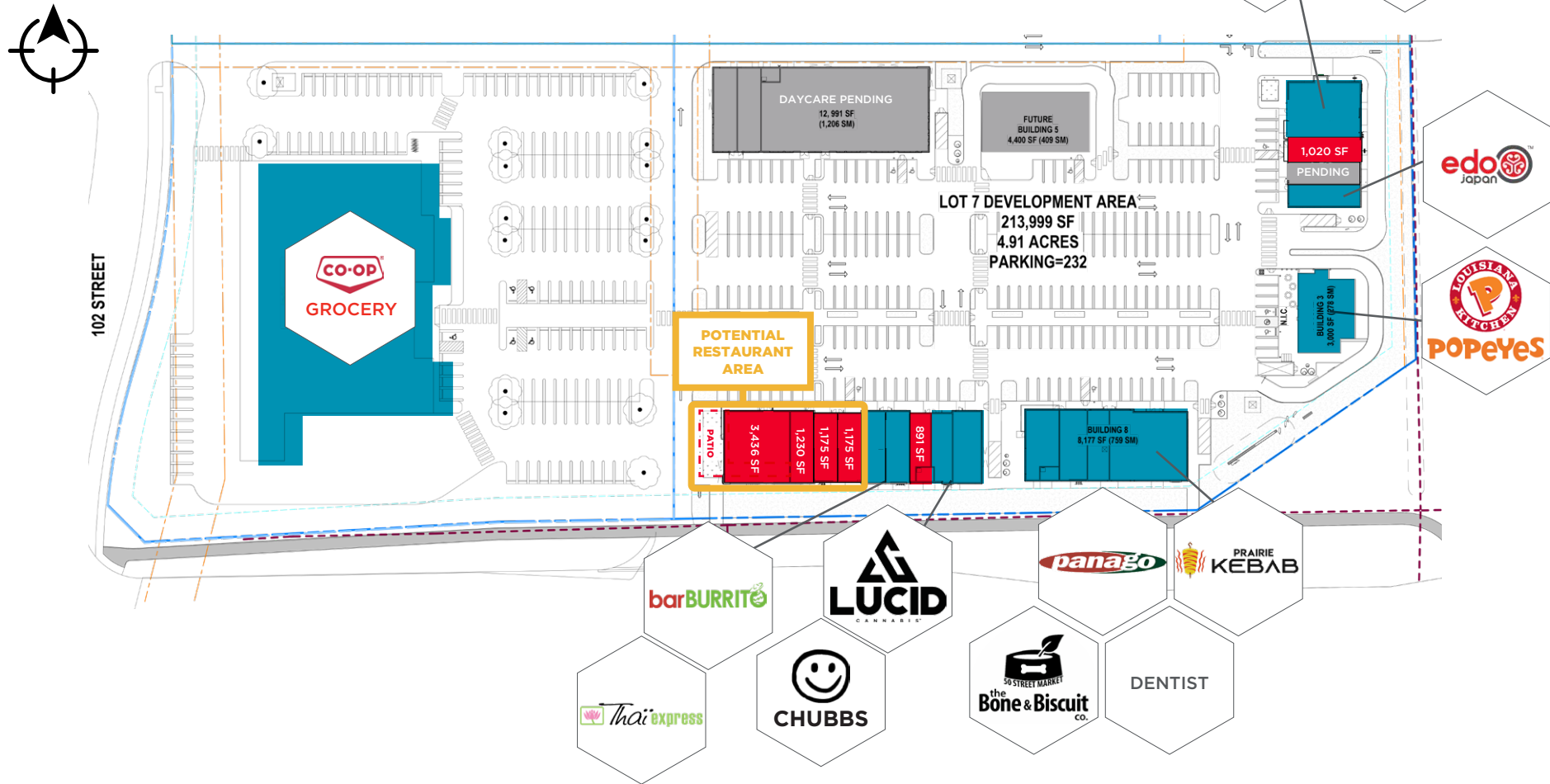
THE  
HOME  
DEPOT



# RESTAURANT PLAN - UP TO 7016 SF



# SITE PLAN



**CUSHMAN & WAKEFIELD**  
Edmonton

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