

FOR LEASE

EPC

ASPEN PLAZA

Units 280 & 290, 3820 Sherwood Drive,
Sherwood Park, AB

910 - 2,580 SF Available Immediately

**FORMER CAFE &
MEDICAL OFFICE**

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
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cwedm.com

Gary Killips

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780 917 8332
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Devan Ramage

Associate
780 702 9479
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Cody Miner

Sales Assistant
780 702 2982
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THE OPPORTUNITY

- Retail Shopping Centre strategically located on the northeast corner of Sherwood Drive and Lakewood Drive.
- Come join a wide variety of Tenants/Retailers including: Anytime Fitness, Oodle Noodle, Thai Together, Butcherblock & Smoke House, Bright Horizons Childcare, Boba Bar, Rivercity Games, Liquor Exchange and many others!
- Easy access from Sherwood Drive & Lakeland Drive.
- Average number of vehicles per day along Sherwood Drive is 26,818 and 18,078 along Lakewood Drive.
- High exposure signage opportunities available.
- C-1 Community Commercial Zoning allows for a large variety of uses.

LEASE RATE:
Market

ESTIMATED OPERATING COSTS (2024):
\$14.17/SF

ZONING:
C1 - Community Commercial

NEIGHBOURHOOD:
Sherwood Drive

PROPERTY PHOTOS



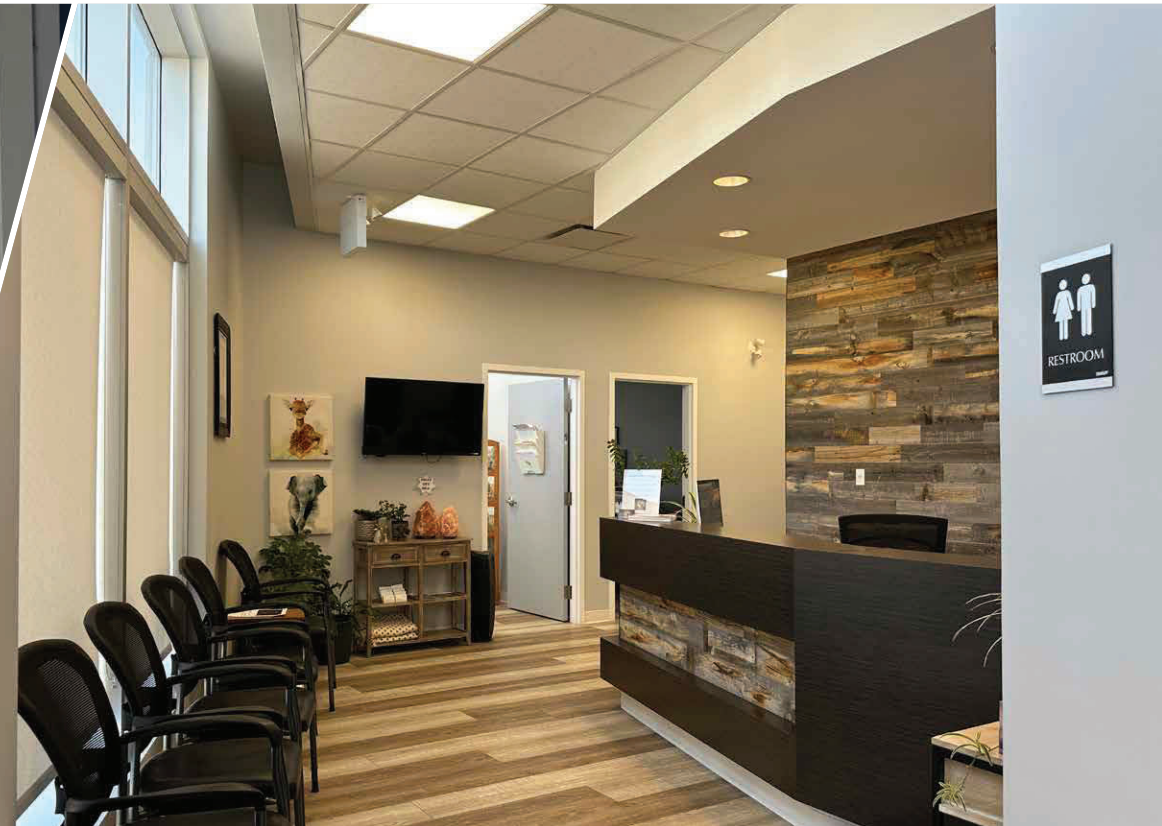
INTERIOR PHOTOS



UNIT #280: 910 SF



UNIT #290: 1,670 SF



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
7,635	41,849	76,477



AVERAGE INCOME

1KM	3KM	5KM
\$129,963	\$119,694	\$121,614



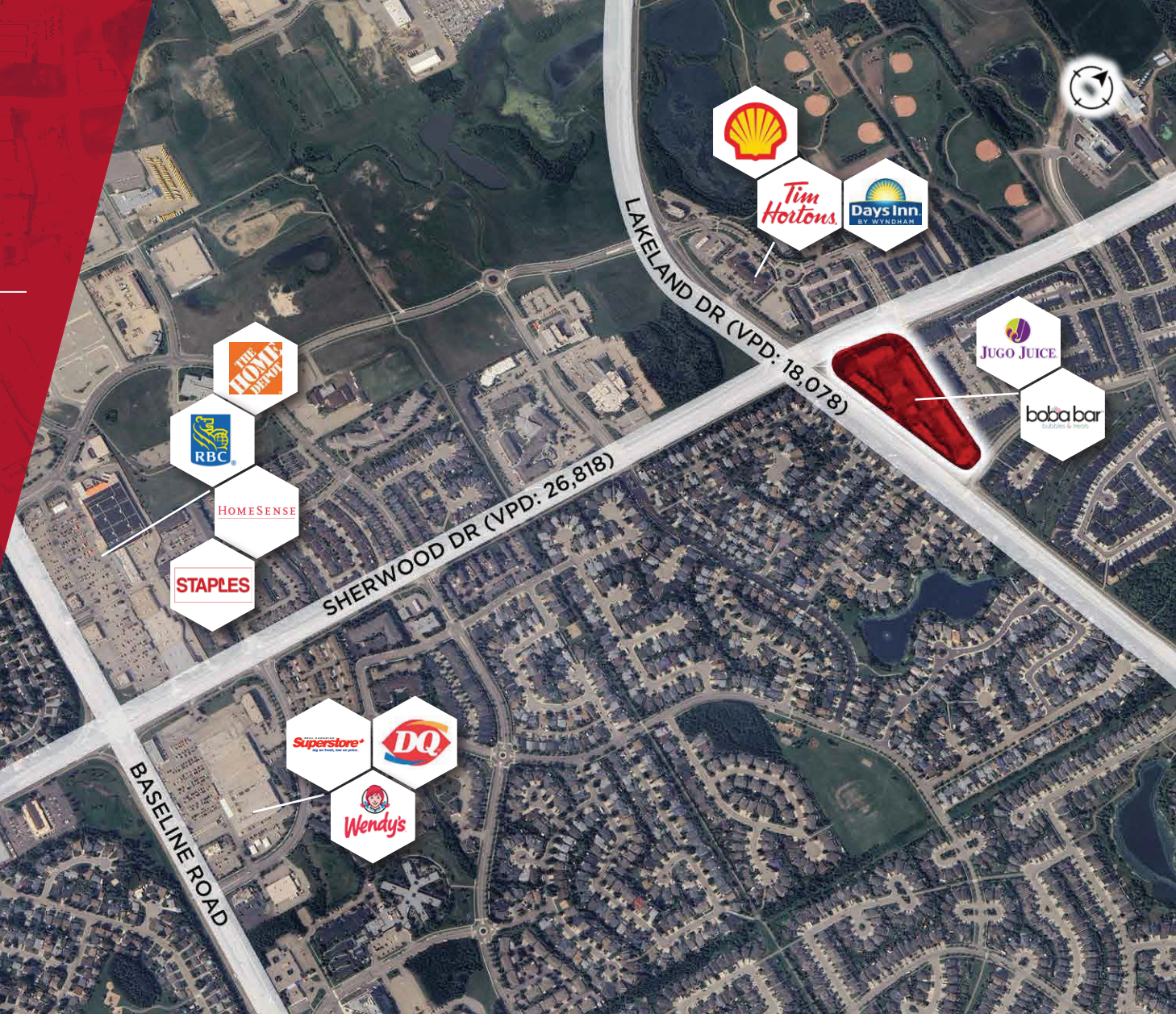
HOUSEHOLDS

1KM	3KM	5KM
2,752	15,044	27,330



VEHICLES PER DAY

18,078 on Lakeland Dr (2023)
26,818 on Sherwood Dr (2023)



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