



FOR LEASE

EPC
ASPEN PLAZA

Unit 280, 3820 Sherwood Drive,
Sherwood Park, AB

910 SF Available Immediately

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com

Gary Killips
Partner
780 917 8332
gary.killips@cwedm.com

Cody Miner
Sales Assistant
780 702 2982
cody.miner@cwedm.com

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

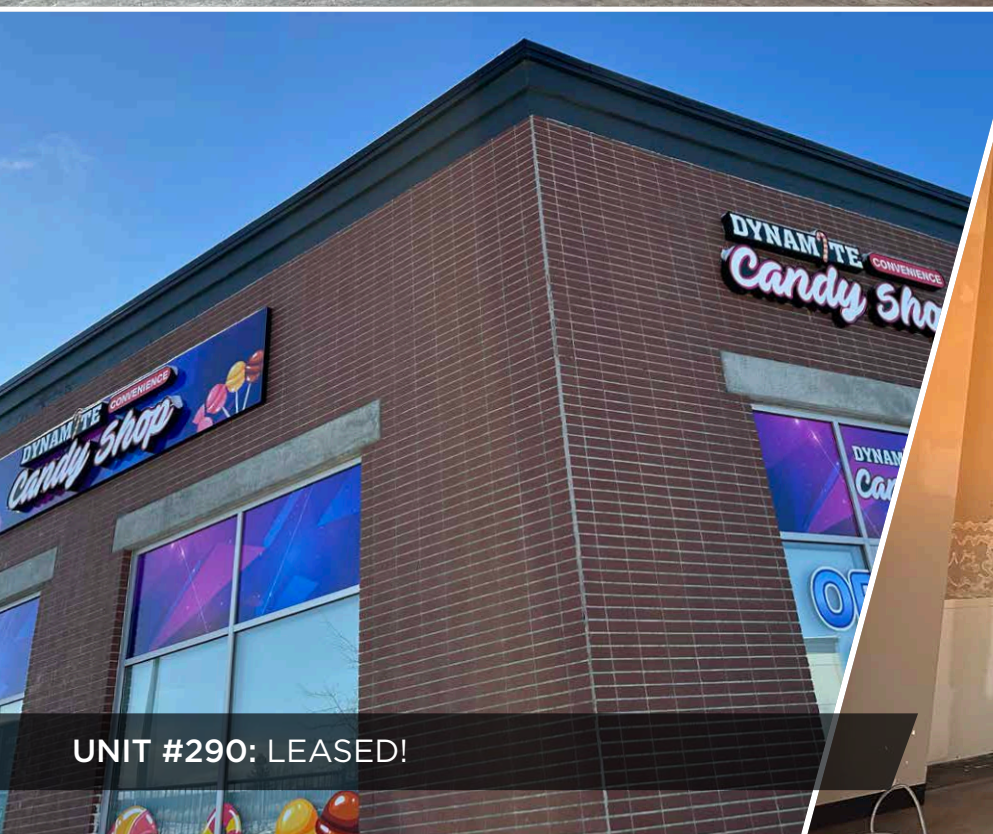
PROPERTY PHOTOS



INTERIOR PHOTOS



UNIT #280: 910 SF



UNIT #290: LEASED!



DEMOGRAPHICS



POPULATION

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



AVERAGE INCOME

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



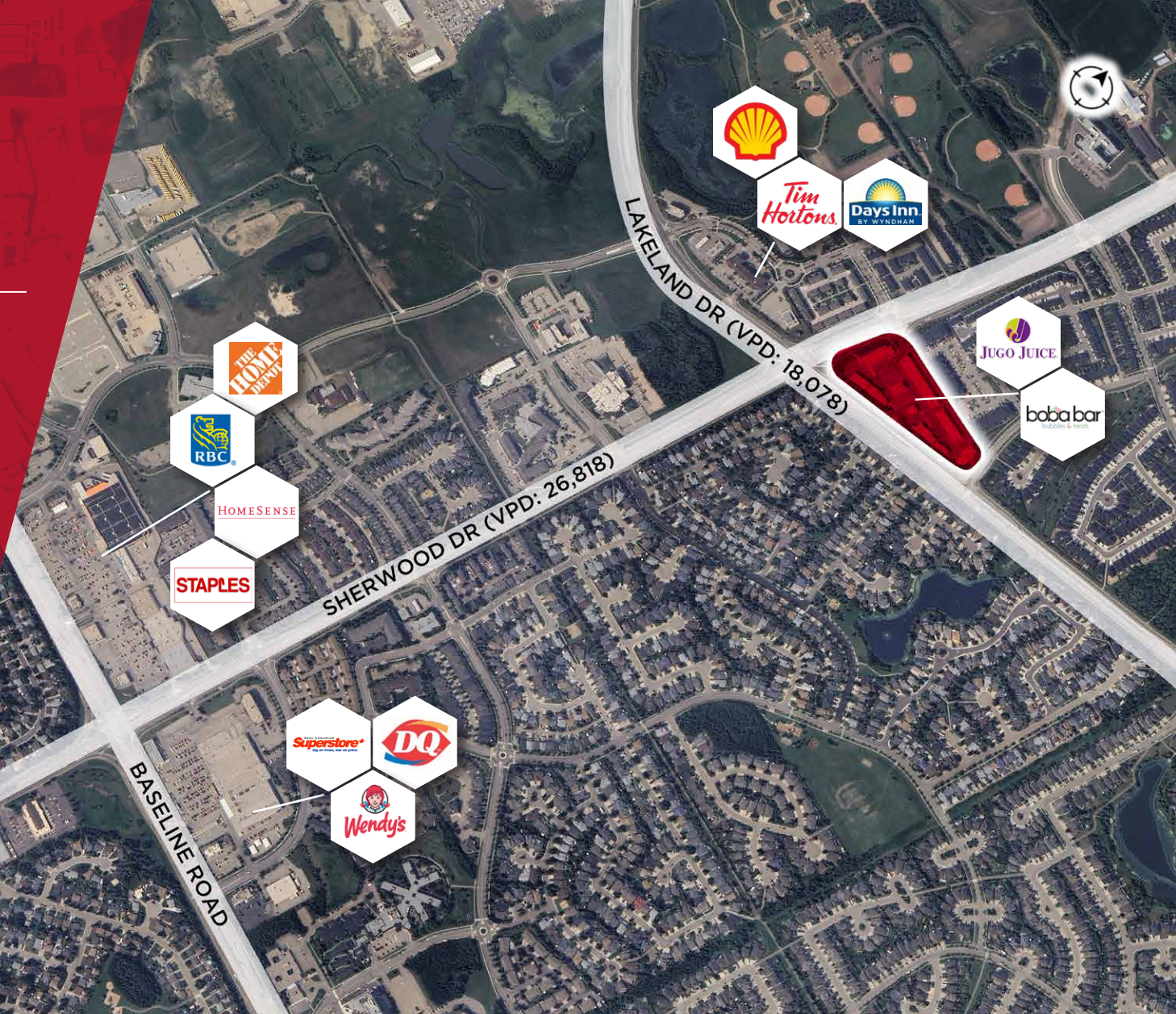
HOUSEHOLDS

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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