

# FOR LEASE



# SHOPPES AT HILLSHIRE

661 Wye Road, Sherwood Park, AB

952 - 4,698 SF AVAILABLE



**DRONE VIDEO**

**John Shamey**

Partner

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**Cody Miner, B.COMM.**

Sales Associate

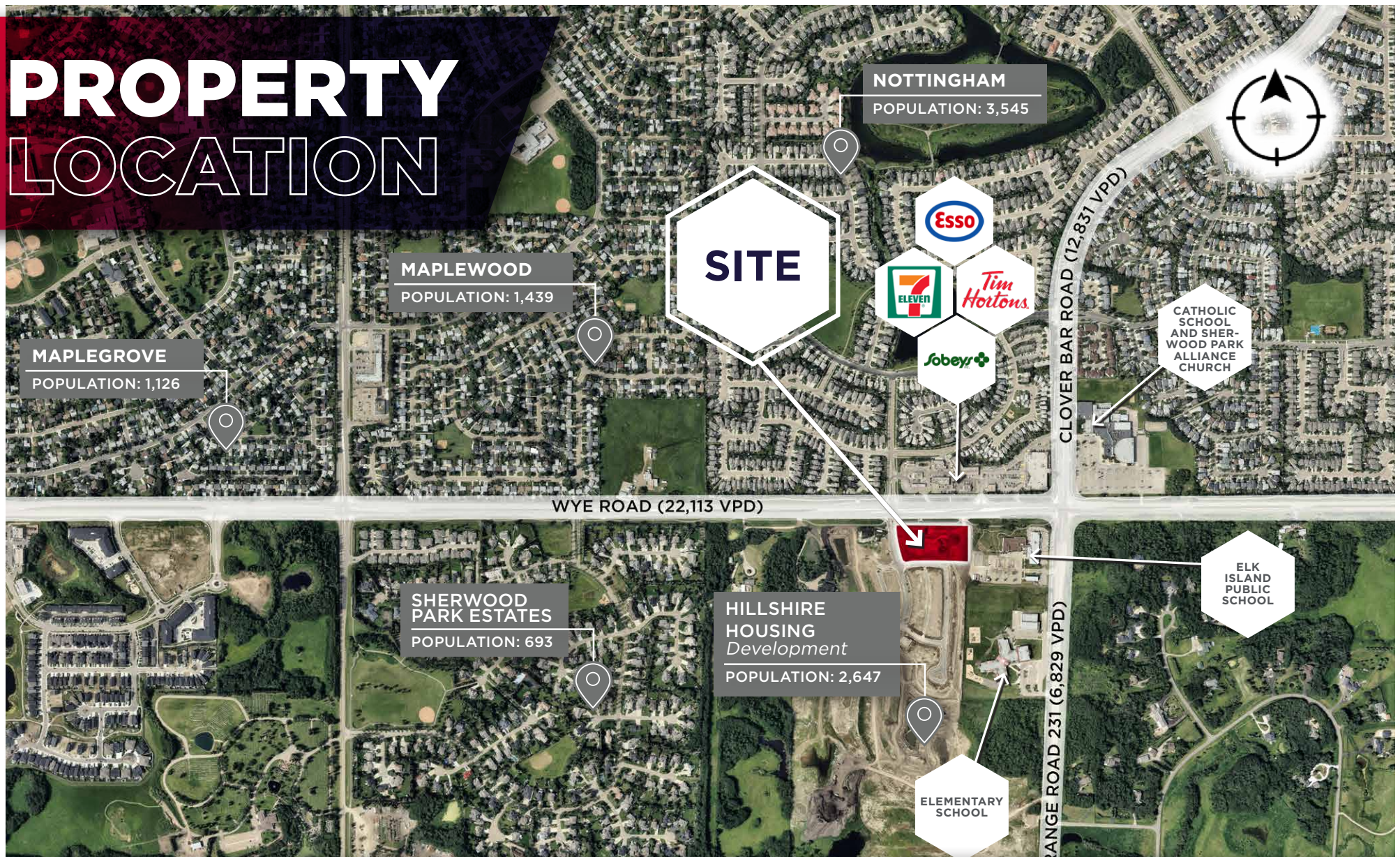
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# PROPERTY LOCATION



## DEMOGRAPHICS



### POPULATION

1km	3km	5km
5,443	32,795	71,536



### HOUSEHOLDS

1km	3km	5km
6,115	30,402	70,127



### AVERAGE HOUSEHOLD INCOME

1km	3km	5km
\$229,300	\$182,203	\$175,373



**HIGH EXPOSURE PYLON SIGNAGE AVAILABLE**



# A PART OF THE COMMUNITY

## JOIN A GROWING COMMUNITY

Hillshire in Sherwood Park, Alberta, is a rapidly growing and affluent neighborhood, making it the perfect location for your business. With its expanding residential base, prime location near major highways, and a diverse, high-income demographic, the area offers significant potential for retail, dining, and service-oriented businesses. The new shopping centre is designed with modern infrastructure and ample amenities, ensuring high visibility and foot traffic. Residents of Hillshire value local businesses, and the area's strong community spirit and proximity to nature create a welcoming, vibrant environment. As the neighborhood continues to grow, your business will benefit from long-term success in this thriving location.

## FASCIA SIGNAGE AVAILABLE

### MUNICIPAL ADDRESS:

661 Wye Road, Sherwood Park, AB

### LEGAL DESCRIPTION:

Plan 2320295, Block 3, Lot 1

### ZONING:

C1 - Community Commercial

### NEIGHBOURHOOD:

Hillshire

### ADDITIONAL RENT:

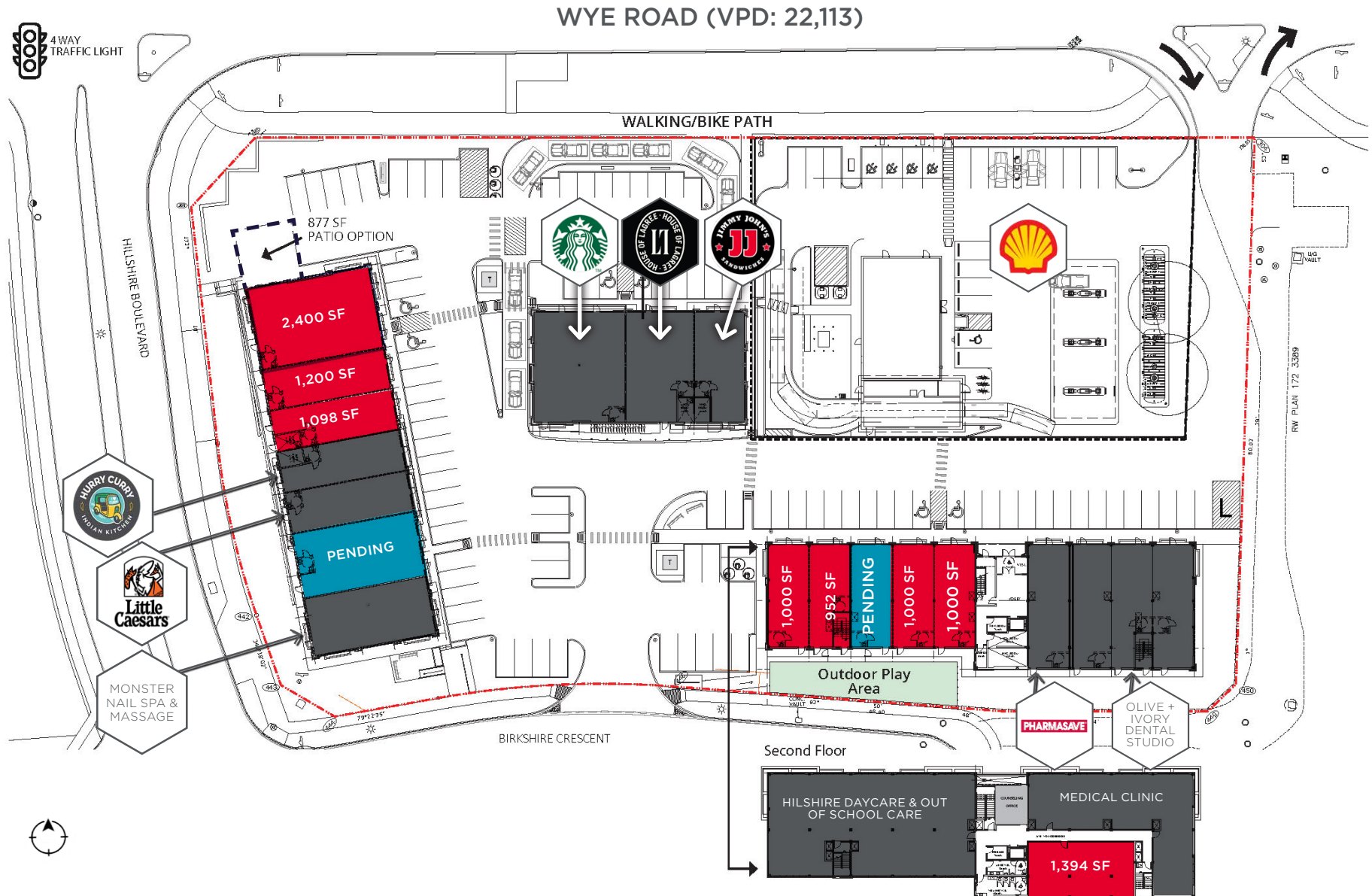
\$14.00 per SF (est. 2024)

### LEASE RATE:

Market

# SITE PLAN

- AVAILABLE
- PENDING
- LEASED





# PROPERTY PHOTOS







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