

Highway Exposure
Retail with Drive-Thru



FOR LEASE
**EASTGATE
SQUARE**

NWC 108 Avenue & 100 Street,
Westlock, AB

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PROPERTY HIGHLIGHTS

- Tremendous new drive-thru and retail opportunity
- Highway exposure along a heavy commuter traffic corridor
- Possession 2026
- 1,000 - 13,000 SF
- Zoning – Retail Commercial

THE OPPORTUNITY

The community of Westlock offers an exciting opportunity for retail investment, with its position along major transportation routes like Highway 44 and proximity to the Greater Edmonton region. The town boasts a growing population, a vibrant agricultural economy, and serves as a regional hub for surrounding rural communities. Westlock's low business costs, supportive local government, and access to a skilled workforce make it an attractive option for investment. With ongoing residential growth and a need for more retail options, businesses can capitalize on the expanding demand for goods and services in this underserved market.

PROPERTY PHOTOS

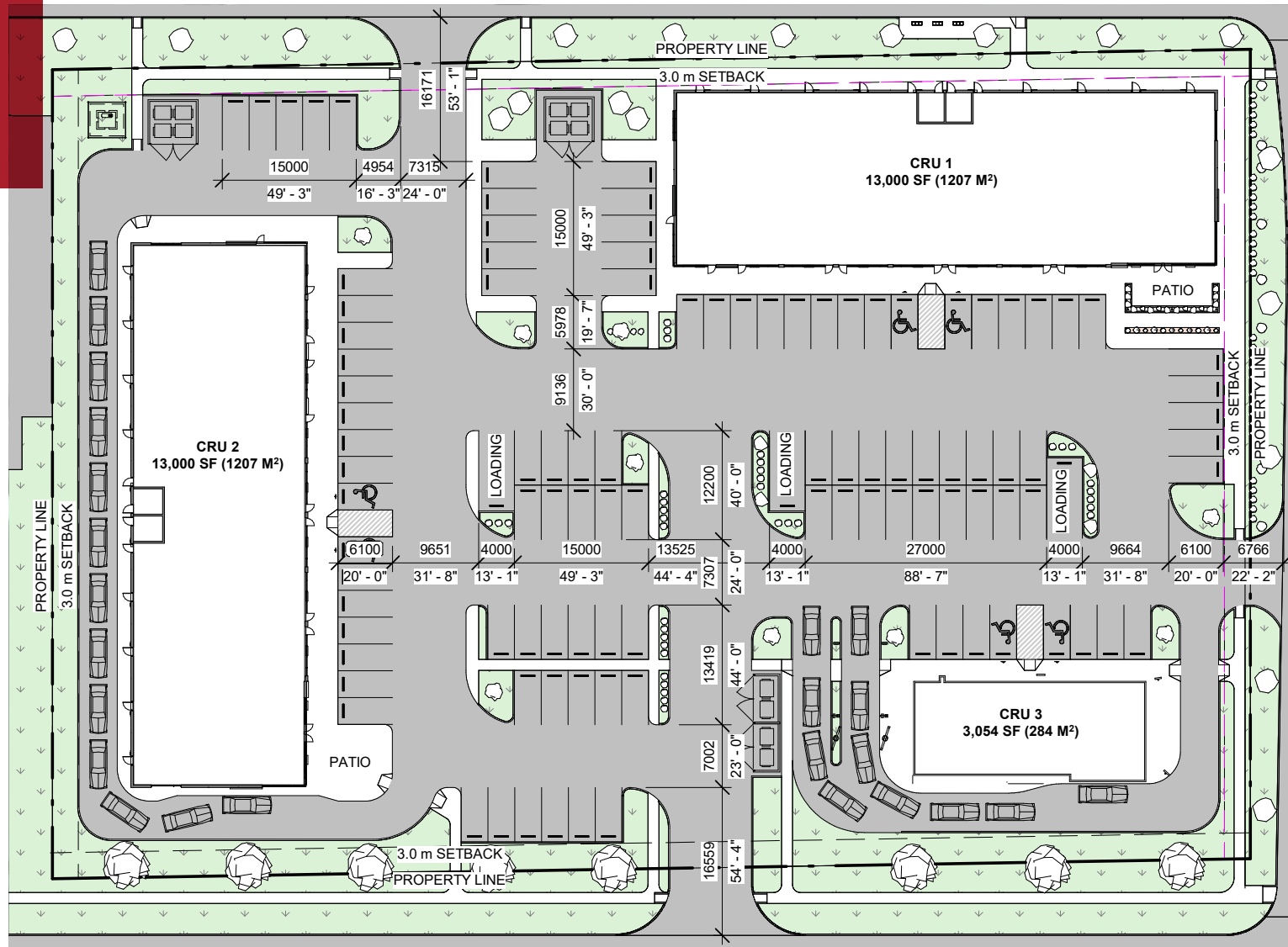


SITE PLAN

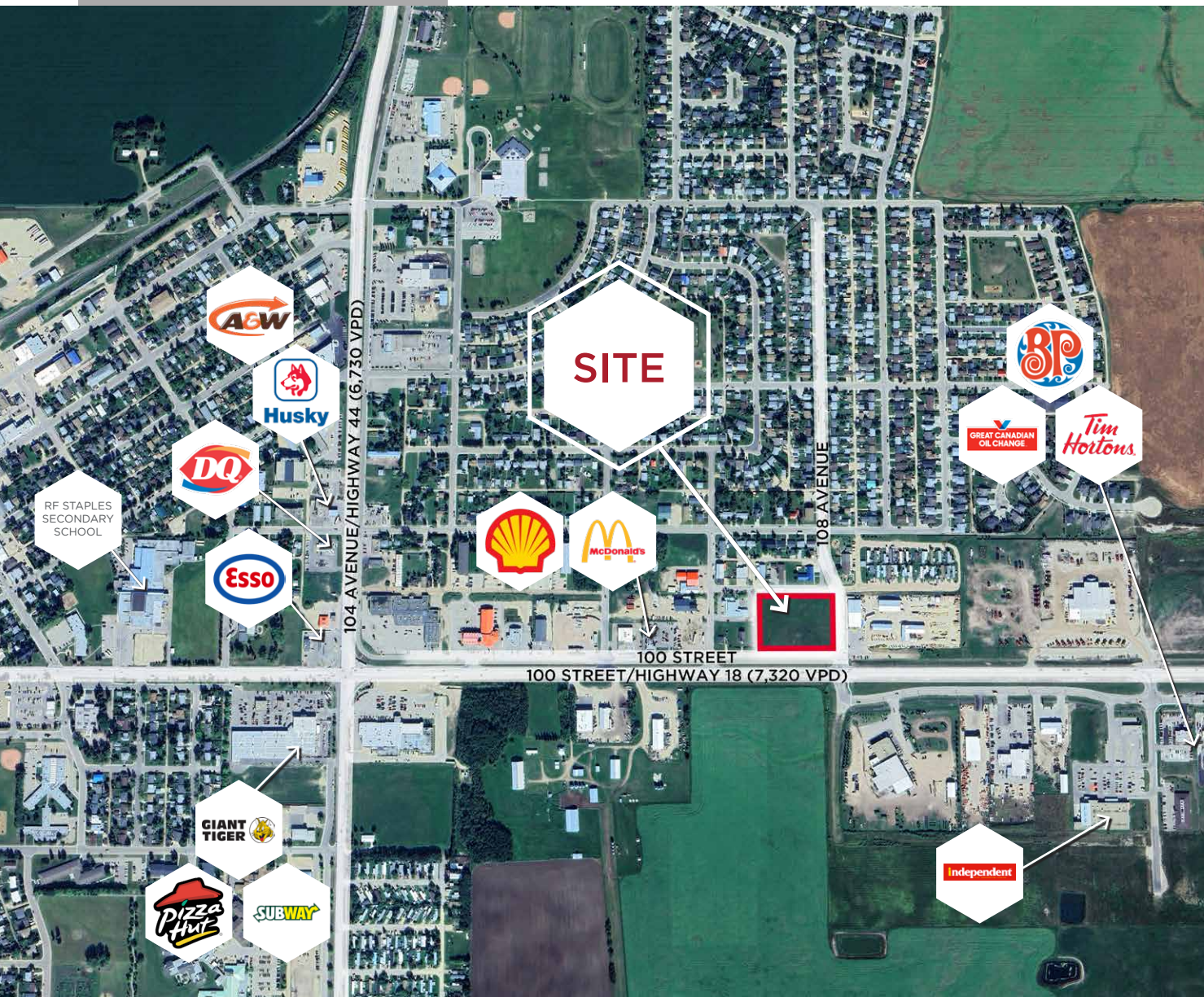
The site plan illustrates a commercial development layout. It features three primary commercial units (CRU 1, CRU 2, and CRU 3) and associated parking and service areas.

- CRU 1:** Located in the upper right, measuring 13,000 SF (1207 M²).
- CRU 2:** Located on the left side, measuring 13,000 SF (1207 M²).
- CRU 3:** Located in the lower right, measuring 3,054 SF (284 M²).

The plan includes extensive parking spaces, loading docks, and setbacks. Key dimensions and setbacks are labeled throughout the site, including a 3.0 m setback along the property lines. The layout is bounded by a PROPERTY LINE, and various setbacks (e.g., 30'-0", 49'-3", 16'-3") are indicated for different areas. The plan also shows a central access road and various landscaping elements like trees and shrubs.



AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
2,414	5,340	5,455



AVERAGE INCOME

1KM	3KM	5KM
\$100,336	\$94,301	\$95,233



HOUSEHOLD

1KM	3KM	5KM
919	2,198	2,245



VEHICLES PER DAY

7,320 on Highway 18
6,730 on Highway 44