

FOR LEASE

WESTWIND CENTRE

11 Westwind Drive, Spruce Grove, AB

2,520 SF ENDCAP WITH PATIO

JOIN

NOFRILLS



Kepler Academy

SUBWAY



the Bone & Biscuit CO.

barBURRITO

SUPPLEMENT KING
FUEL YOUR GOALS



LEAD

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CUSHMAN & WAKEFIELD
Edmonton

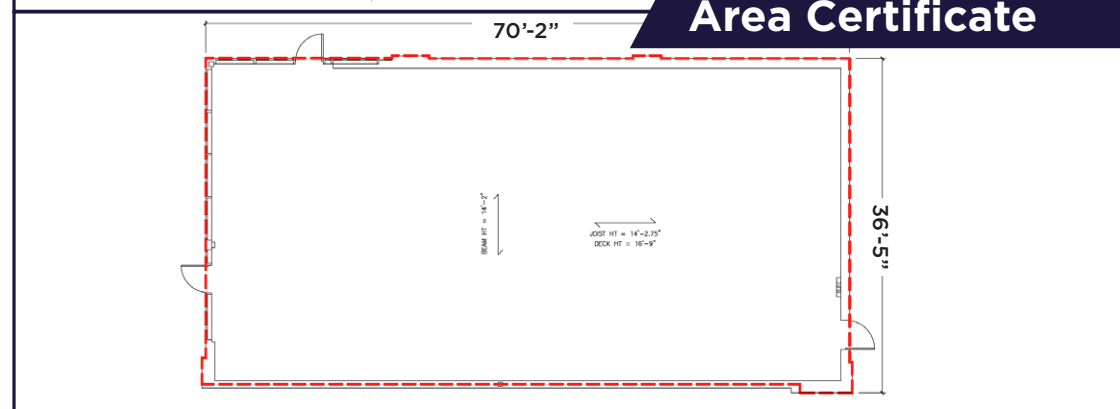
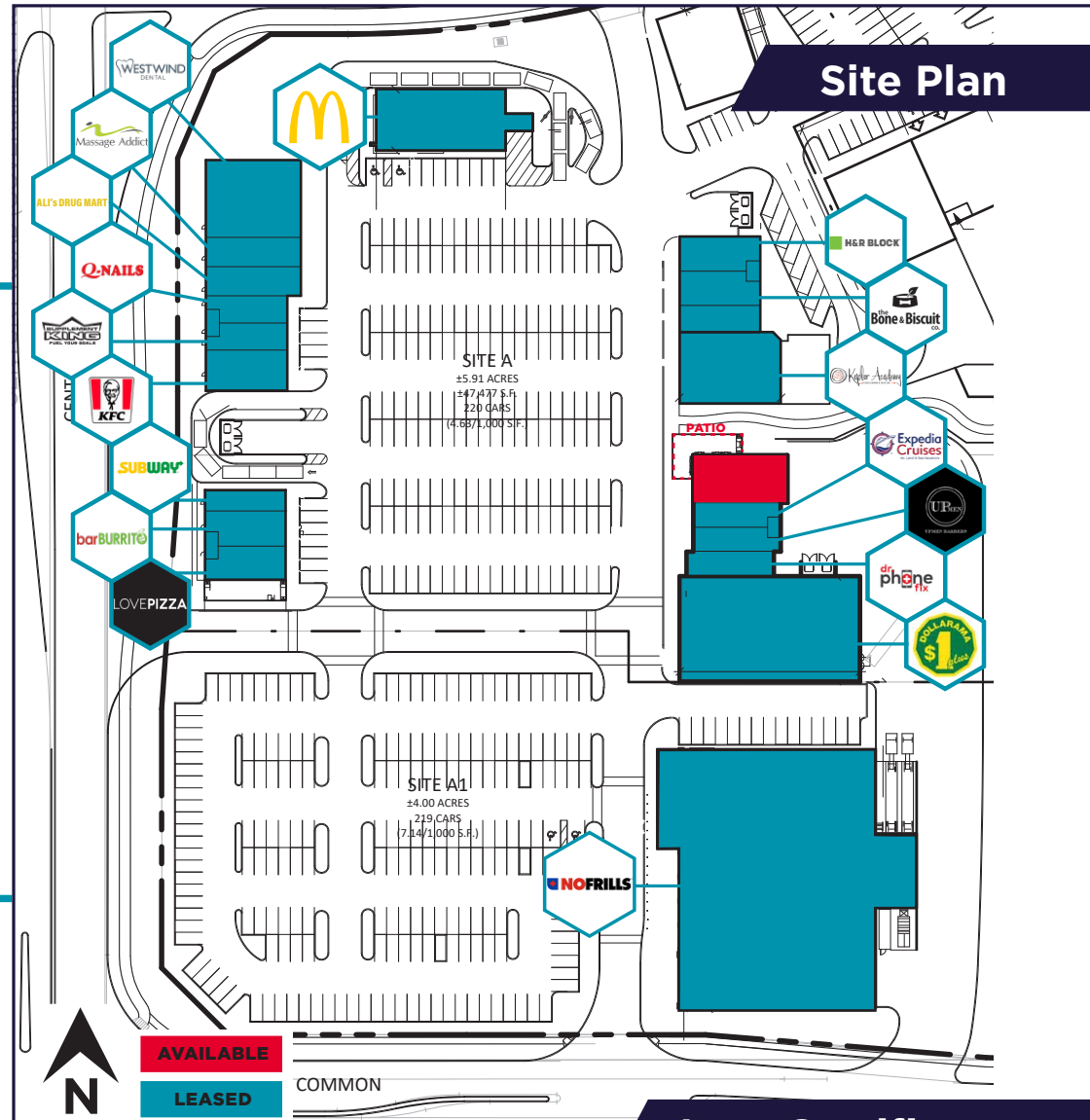
CANTIRO

PROPERTY HIGHLIGHTS

- 2,520 SF endcap with patio opportunity
- Surrounded by a strong mix of national and local retailers
- Serving a rapidly growing residential trade area
- Highly accessible location with strong connectivity to the Yellowhead Highway

PROPERTY DETAILS

MUNICIPAL ADDRESS	11 Westwind Dr #418, Spruce Grove, AB T7X 1R3
LEGAL DESCRIPTION	Plan 1721754 Block 2 Lot 19
SIZE OF PREMISE	2,520 SF
PARKING RATIO	4.68 stalls /1000 SF
PROPERTY TAXES	\$6.95 /SF (2026)
OPERATING COSTS	\$6.26 /SF (2026)
LEASE RATE	Market



AERIAL VIEW

HIGHWAY 16 (49,550 VPD 2025)

CENTURY ROAD (20,105 VPD 2024)

HEAVY METAL PLACE RECREATION CENTRE



DEMOGRAPHICS



6,966
POPULATION
Within 1 KM



\$157,916
AVG. INCOME
Within 1 KM



1,889
HOUSEHOLDS
Within 1 KM

32,654
POPULATION
Within 3 KM

\$141,519
AVG. INCOME
Within 3 KM

8,811
HOUSEHOLDS
Within 3 KM

46,362
POPULATION
Within 5 KM

\$140,537
AVG. INCOME
Within 5 KM

12,253
HOUSEHOLDS
Within 5 KM

VANDERBILT COMMON



FOR MORE INFORMATION, PLEASE CONTACT:

LEAD

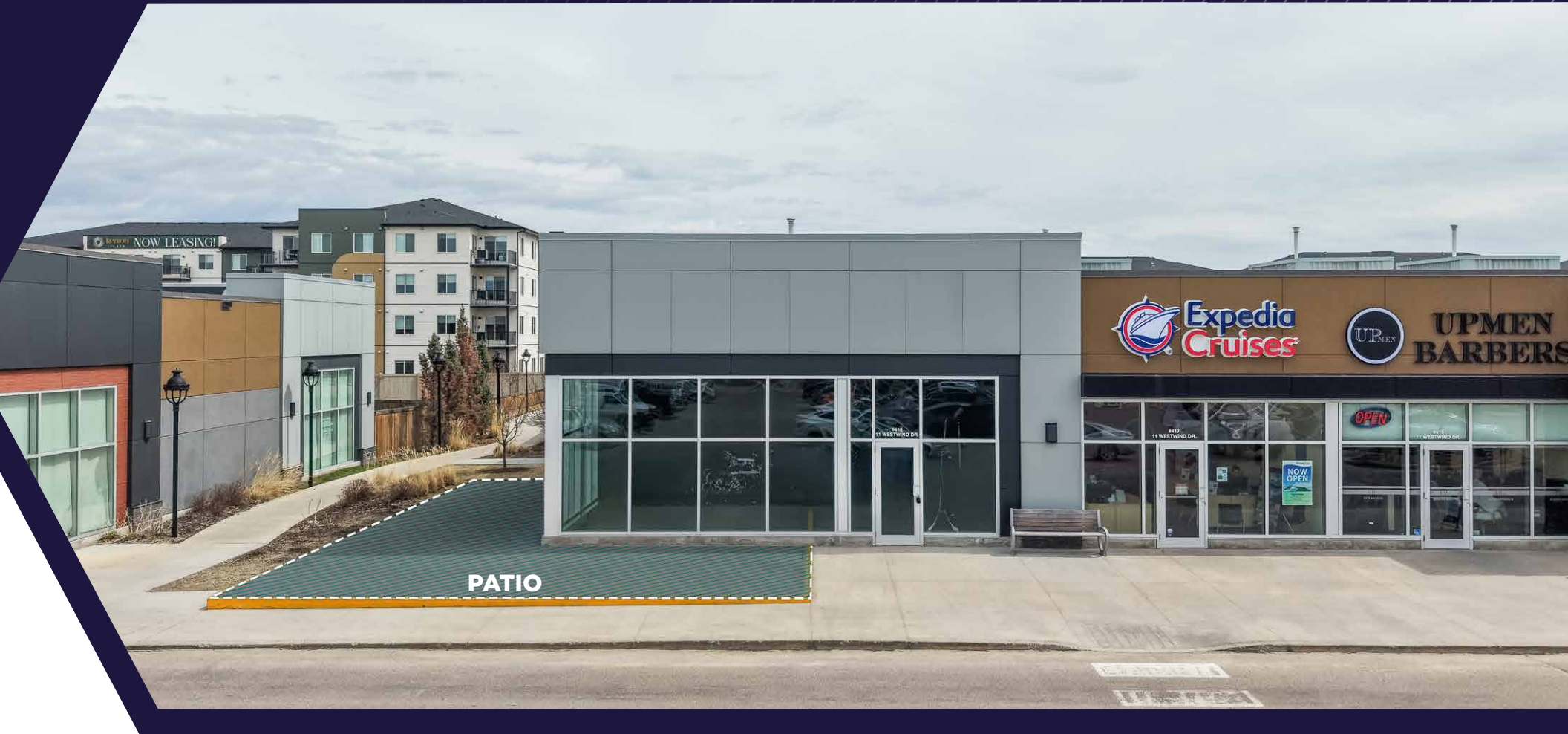
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