



FOR LEASE

EPC ASPEN PLAZA

Unit 945, 3890 Sherwood Drive, Sherwood Park, AB

2,314 SF AVAILABLE IMMEDIATELY

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PROPERTY DETAILS

Municipal Address	Unit 945, 3890 Sherwood Drive, Sherwood Park, AB
Zoning	C1 - Community Commercial
Neighbourhood	Sherwood Drive
Operating Costs	\$13.43 per SF (2025)
Lease Rate	Market

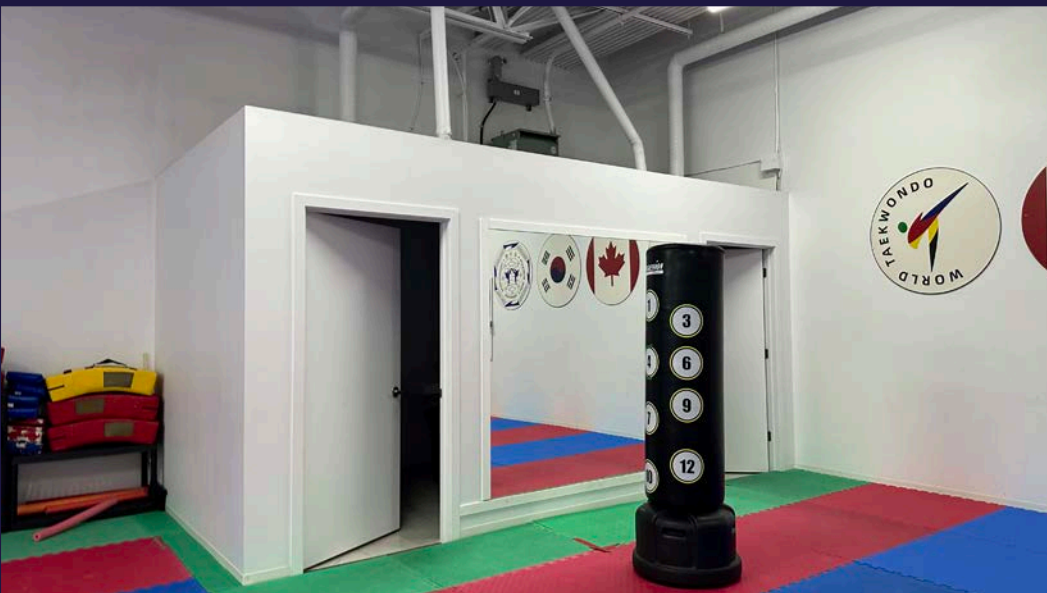


PROPERTY HIGHLIGHTS

- 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, Dynamite Candy Shop, 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.



INTERIOR PHOTOS



AREA DEMO'S



HOUSEHOLDS

1KM	3KM	5KM
2,439	14,193	26,603



POPULATION

1KM	3KM	5KM
6,926	40,113	75,497



AVERAGE INCOME

1KM	3KM	5KM
\$175,386	\$158,565	\$173,278



VEHICLES PER DAY

18,078 on Lakeland Dr (2025)
26,818 on Sherwood Dr (2025)

