

NEW RETAIL FOR LEASE

COUNTRYSIDE CROSSING

68 Avenue & Resources Road
30,428 VPD (2025)

68 Avenue & 92 Street
19,580 VPD (2024)

New retail development in
southeast Grande Prairie

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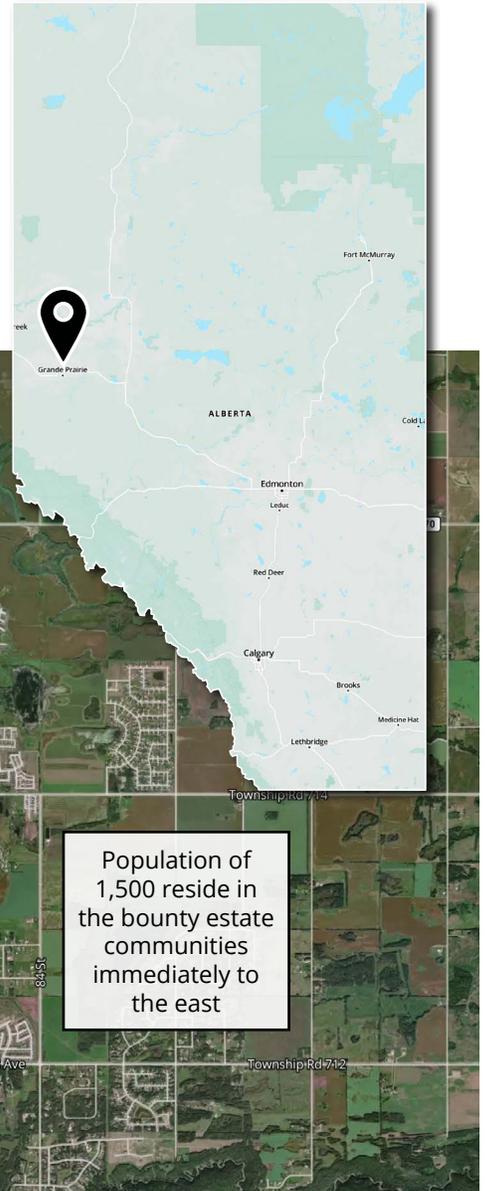
BEDFORD
COMMERCIAL DEVELOPMENTS

**AVISON
YOUNG**

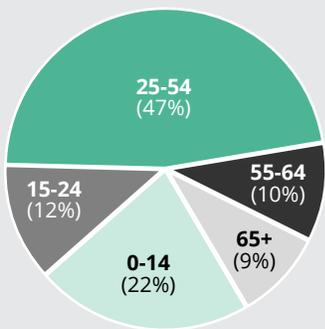
MARKET OVERVIEW

GRANDE PRAIRIE, AB

Grande Prairie's population has grown by over 70% since 2001 to nearly 70,000. With a total trade area of nearly 300,000 residents, Grande Prairie serves residents from northeastern BC, northwestern Alberta, and as far away as the Yukon and Northwest Territories.



YOUNG POPULATION



POPULATION BY AGE GROUP

AFFORDABLE COST OF LIVING



\$120,000
Median Household Income (2020)

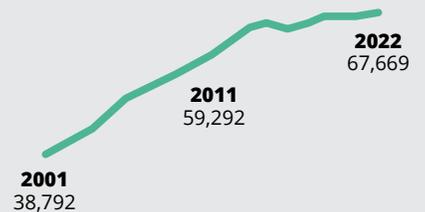


\$322,750
Median single detached house value (Q2, 2023)



\$7 BILLION+
Planned development & construction in the region

FAST GROWING COMMUNITY



CITY OF GRANDE PRAIRIE POPULATION GROWTH (2011 - 2022)

PROPERTY OVERVIEW

6902 - 92 STREET
GRANDE PRAIRE, AB



LEGAL ADDRESS

Plan 2321526; Block 3; Lot 1



SITE SIZE

2.5 Acres



ZONING

CG Commercial General



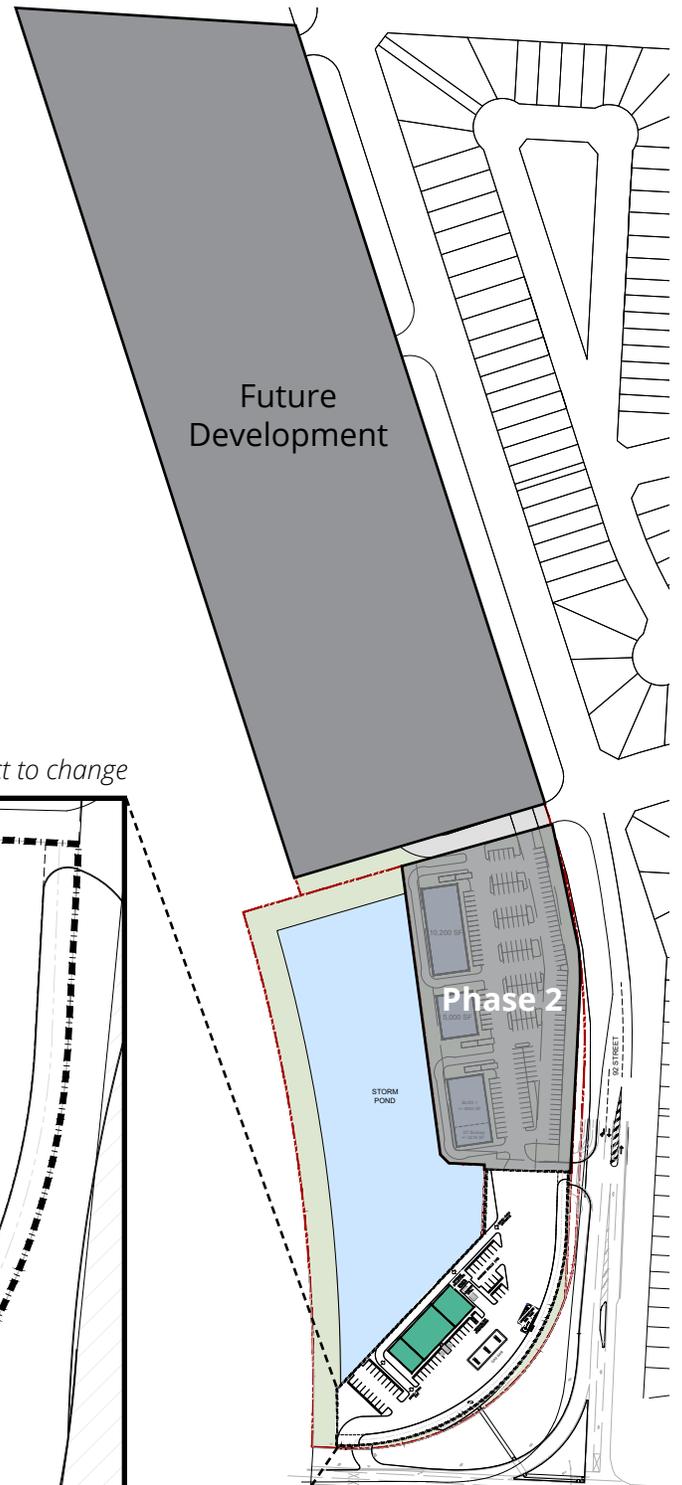
TIMING

Pre-leasing

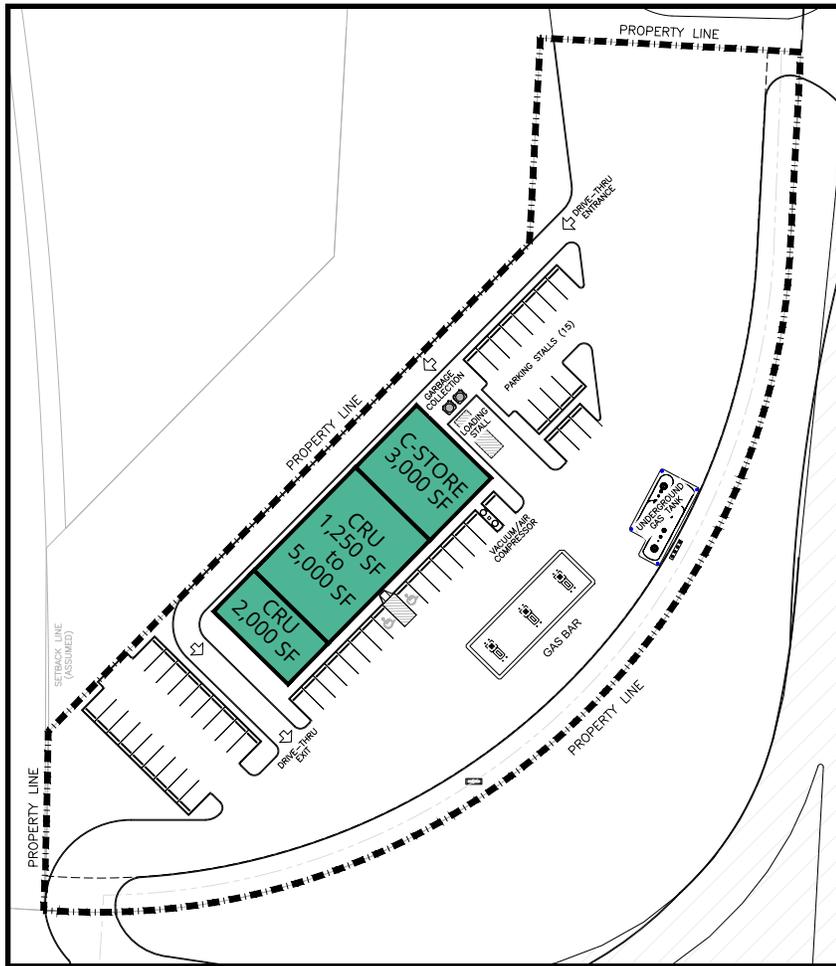


ASKING RENTS

Market



Site plan subject to change



FUTURE BUILDINGS

AVAILABLE FOR LEASE





Get in touch.

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