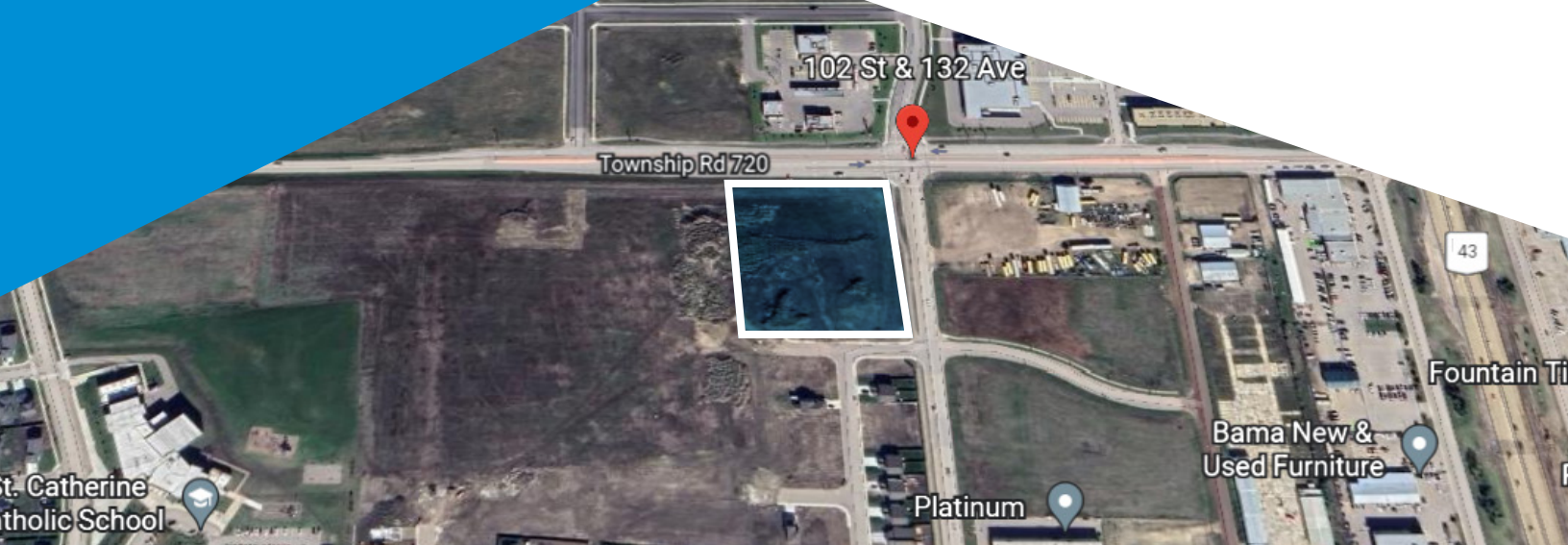


# FOR SALE

5 Acres (+/-)

## LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**SWC of 132 Avenue & 102 Street, Grande Prairie, AB**

## NORTHBRIDGE RETAIL CENTRE

### Property Highlights

- Grande Prairie currently has 69,355 residents (2020) and a trade area of over 288,000 people
- 132 Avenue traffic counts 42,565 VPD (2018)
- Seeking all retail, restaurant, medical & professional uses
- An opportunity to acquire north Grand Prairie's newest retail development, shadow-anchored by one of the market's most prominent retail grocers
- Minimal competing commercial
- An opportunity to acquire development land in grand prairie
- Adjacent to multiple new residential neighborhoods



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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780.488.0888



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# FOR SALE

## Northridge Retail Centre

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** SWC of 132 Avenue & 102 Street,  
Grande Prairie, AB

**Legal Description:** Northeast Section 35, Township 71,  
Range 6, W6M

**Size:** 5 Acres (+/-)

**Zoning:** CA 1

**Possession:** Estimated Q3 2022

### Contact

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Associate

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Uncicensed Assistant

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**OP Cost:** Estimated at \$10.00/Sq. Ft.

**Lease Rate:** Market

**Tenant Improvement Allowance:** \$20.00/Sq. Ft.

### Demographics within 3km



POPULATION  
18,662



AVG HH INCOME  
\$135,150



TRAFFIC VOLUME  
41,383 (2018)  
132 AVE & HWY 43

