

FOR SALE EAST PIONEER DEVELOPMENT

100 PIONEER ROAD, SPRUCE GROVE, AB



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OVERVIEW / EAST PIONEER DEVELOPMENT

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HIGHLIGHTS

- 2 Acres of prime development land
- Conceptual plans with 14,400 SF of retail space and 2,900 SF drive-thru stand alone building
- Positioned along Parkland Highway (Spruce Grove's major corridor) and Pioneer Road provides the property with unbeatable exposure to commuter traffic
- Over 30,000 vehicles per day along Parkland Highway (Highway 16)

ASKING PRICE:
PLEASE CONTACT FOR MORE INFORMATION

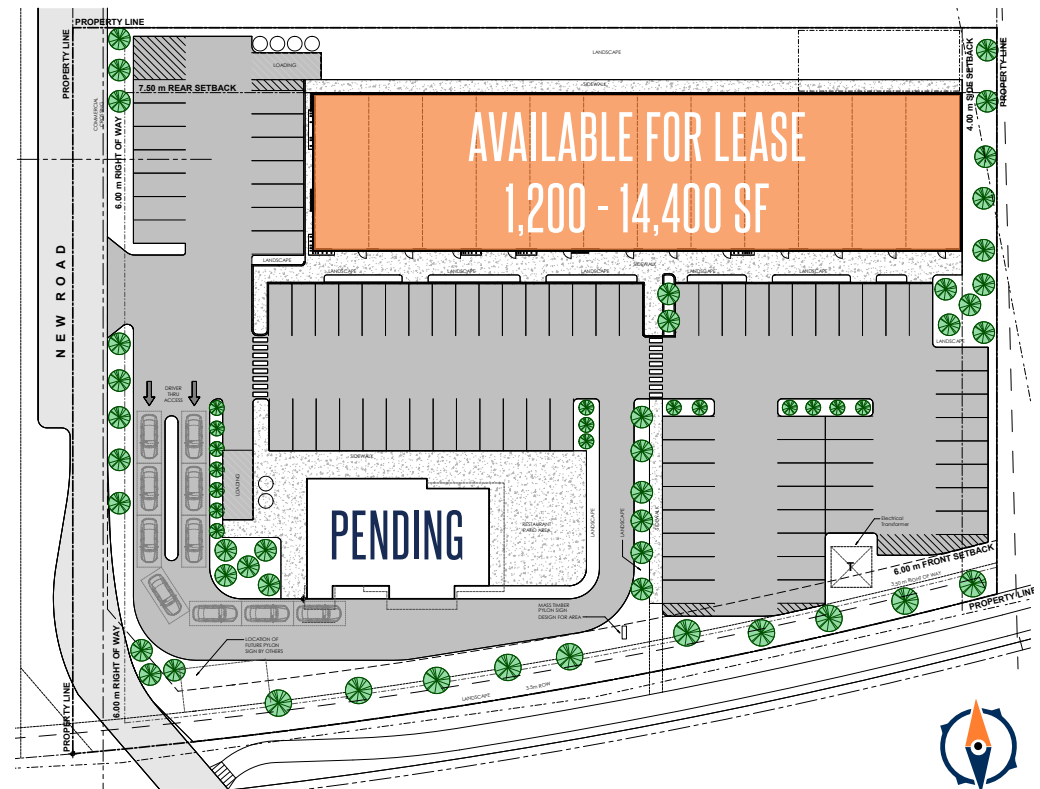
SALIENT DETAILS

Municipal Address:	100 Pioneer Road, Spruce Grove, AB
Legal Description:	Plan 222, Block 2; Lot 4
Zoning:	C2- Vehicle Orientated Commercial District
Site Area:	+/- 2.0 Acres
Unit Sizes*:	1,200 - 14,400 SF 2,900 SF drive-thru
Parking	83 surface parking stalls

* From conceptual drawings.



CONCEPTUAL SITE PLAN



AREA + STATS / EAST PIONEER DEVELOPMENT

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91.6%

Percentage of
Population
commuting to work



EXPOSURE

Pioneer Road &
Grove Drive



PARKING

Ample Surface Parking
on Property



16,000

2021 Population
within 3km



10.7%

Projected Population
Change (2022-2027)



\$137,724

Household income
average within 1 km



35

Median
Age



MAIN FLOOR

Corner
retail space



Parkland Hwy 1 minute

Downtown Spruce Grove 4 minutes

Yellowhead Highway 6 minutes

Edmonton 9 minutes

THE SURROUNDINGS

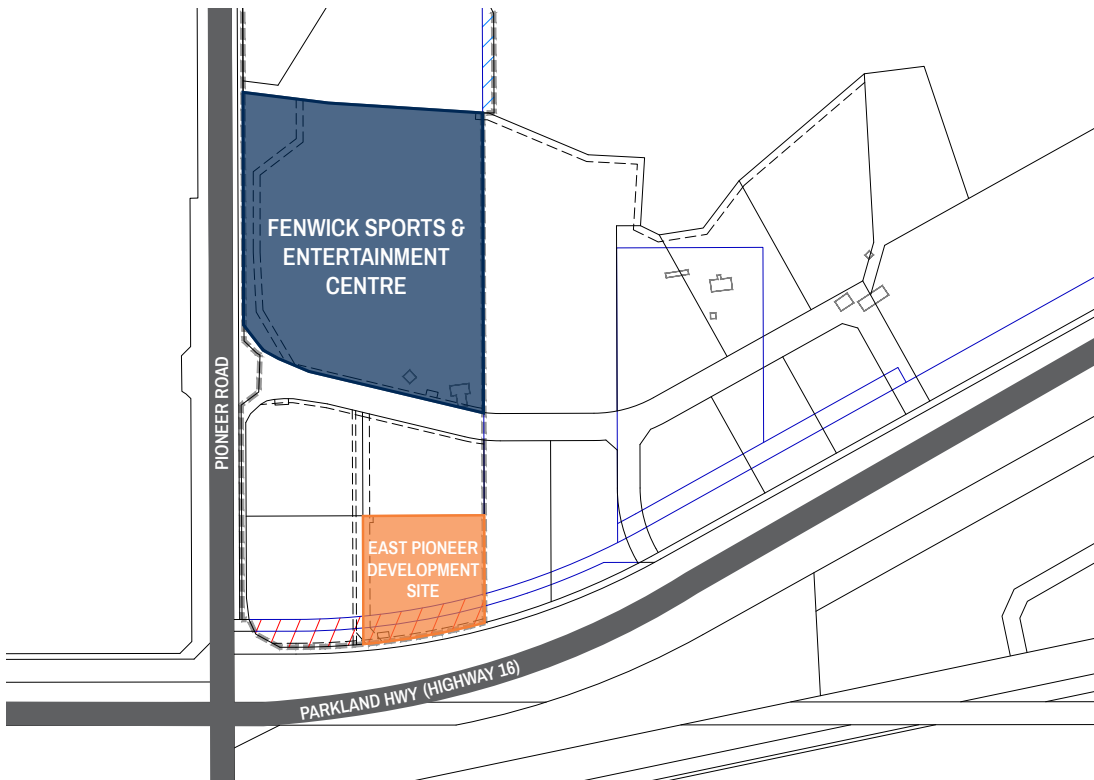
The vibrant and dynamic city of Spruce Grove is located 11 km west of Edmonton and has recently seen an abundance of growth. It boasts a mix of industry, commerce and community with an ideal range of city conveniences. Serving a trade area population of over 150,000 people; local, national and global companies have all found success in Spruce Grove.

SPORTS CENTRE / EAST PIONEER DEVELOPMENT

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FUTURE FENWYCK SPORTS AND ENTERTAINMENT CENTRE

Located at the intersection of Pioneer Road and Highway 16A, Myshak Metro Ballpark will have a grandstand seating capacity of 2,400 for baseball games and include an outdoor amphitheatre, a microbrewery, a restaurant, and the Dimaggio — an 80-unit condo complex overlooking the field. Additionally, there will be tennis courts, a fitness centre, and a fieldhouse for multi-sport development. Horizontal construction has commenced with ground service work at the ballpark site, Ballpark District and adjacent commercial property well underway with an estimated opening date of spring 2024.



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