

# Edgemont

SE Corner of Lessard Road NW & 199 St NW



**Edgemont** is a commercial development ideally located in the fast-growing and affluent West Edmonton area. Adjacent to the busy 199 St NW and Lessard Road intersection, with planned multi-family residential units on-site.



	<p><b>Commercial Site</b> 5.7 acres  <b>Retail Area</b> 47,000 sf</p>
	<p><b>Lessard Road</b> Adjacent  <b>Anthony Henday Drive</b> 2 min</p>
	<p><b>Primary Trade Area</b> 75,377 (2024)  <b>Avg. Household Income</b> \$131,031</p>



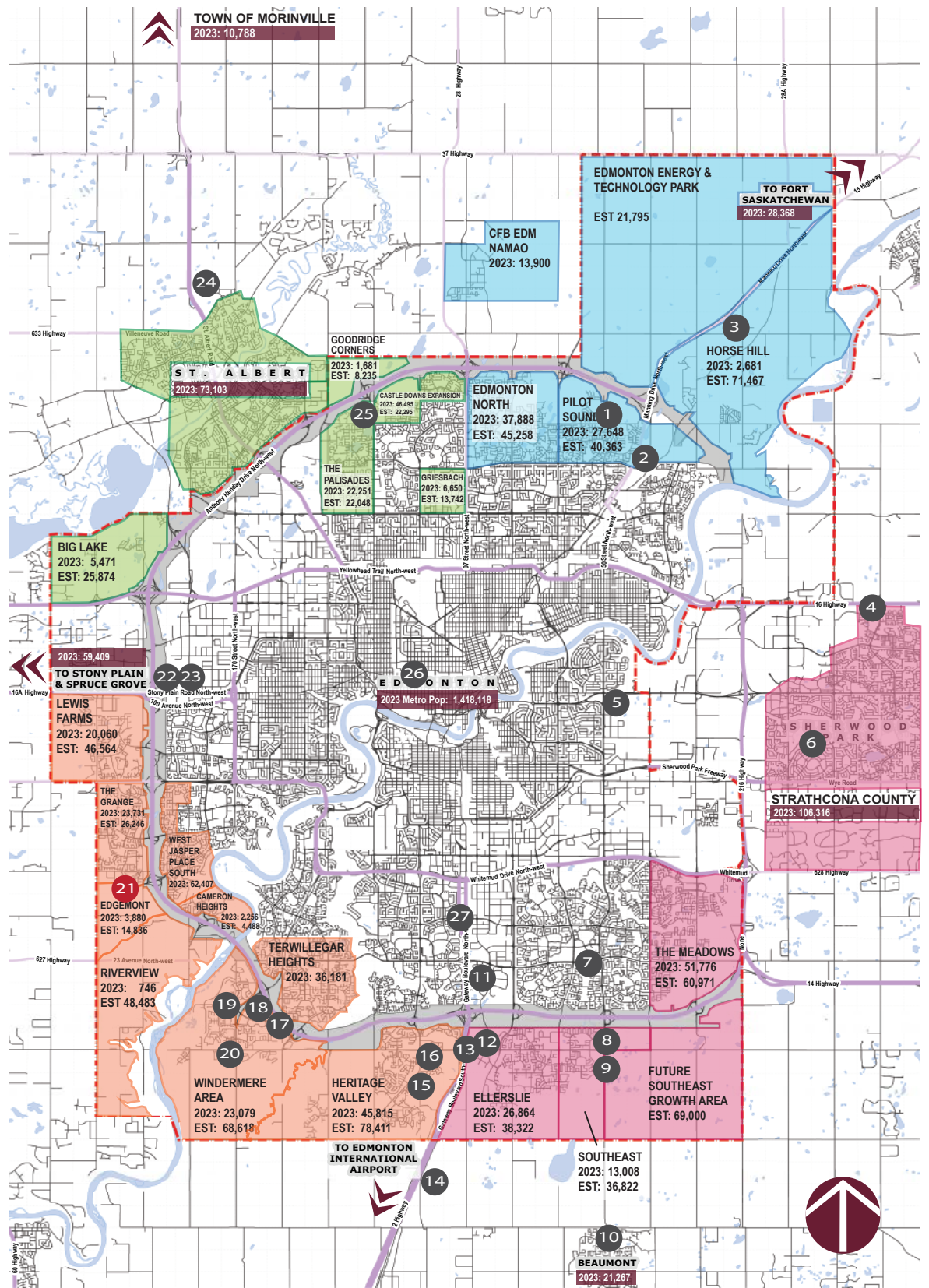
# Edgemont



## Population Statistics

	3 KM	5 KM	7 KM	Edmonton
Population 2024	34,302	75,377	168,875	1,059,577
Population est. 2030	45,534	92,575	206,613	1,164,077
Households	11,874	27,529	61,806	396,400
Avg. HHI	\$135,742	\$131,031	\$133,785	\$110,600

# Cameron projects throughout Greater Edmonton Area



- 1 Hollick Kenyon / McConachie Plaza
- 2 Manning Town Centre / Manning Village
- 3 Horse Hill
- 4 Emerald Hills
- 5 Centre 50
- 6 The Market at Centre in the Park
- 7 Meyokumin
- 8 Harvest Hills Market
- 9 Harvest Pointe
- 10 Montalet / Gallerie Beaumont
- 11 South Edmonton Common
- 12 Ellerslie Crossing
- 13 Edmonton Business Campus
- 14 Monarch Industrial Park
- 15 Cavanagh
- 16 Southbrook
- 17 Windermere Pointe
- 18 Currents of Windermere
- 19 Windermere Crossing
- 20 Windermere South
- 21 Edgemont
- 22 Sunwapta West
- 23 Sunwapta Centre
- 24 Erin Ridge
- 25 Albany Market Square
- 26 Downtown Office
- 27 South Trail

## Cameron Corporation

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