

FOR LEASE WYE VILLAGE

967 ORDZE ROAD, SHERWOOD PARK, AB



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OVERVIEW / WYE VILLAGE

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OPPORTUNITY

Presenting an opportunity to lease 1,137 SF CRU that is conveniently situated along Ordze Road and Wye Road (Sherwood Park Freeway), an essential arterial throughfare connecting Edmonton as well as Anthony Henday Drive to the area. Highlight your business alongside various local and national retailers such as Boston Pizza at this shopping centre. Outstanding exposure that reaches 32,021 vehicles per day and ample on-site surface parking will allow your business to succeed.



HIGHLIGHTS

- 1,137 SF available for lease
- Exposure to over 32,021 vehicles per day along Wye Road
- Wye Road connects to Edmonton and Anthony Henday Drive and is considered a major arterial throughfare
- Location achieves an impressive daily total of 29,653 daytime population
- 21,751 population within 3 km

DETAILS + SITE MAP / WYE VILLAGE

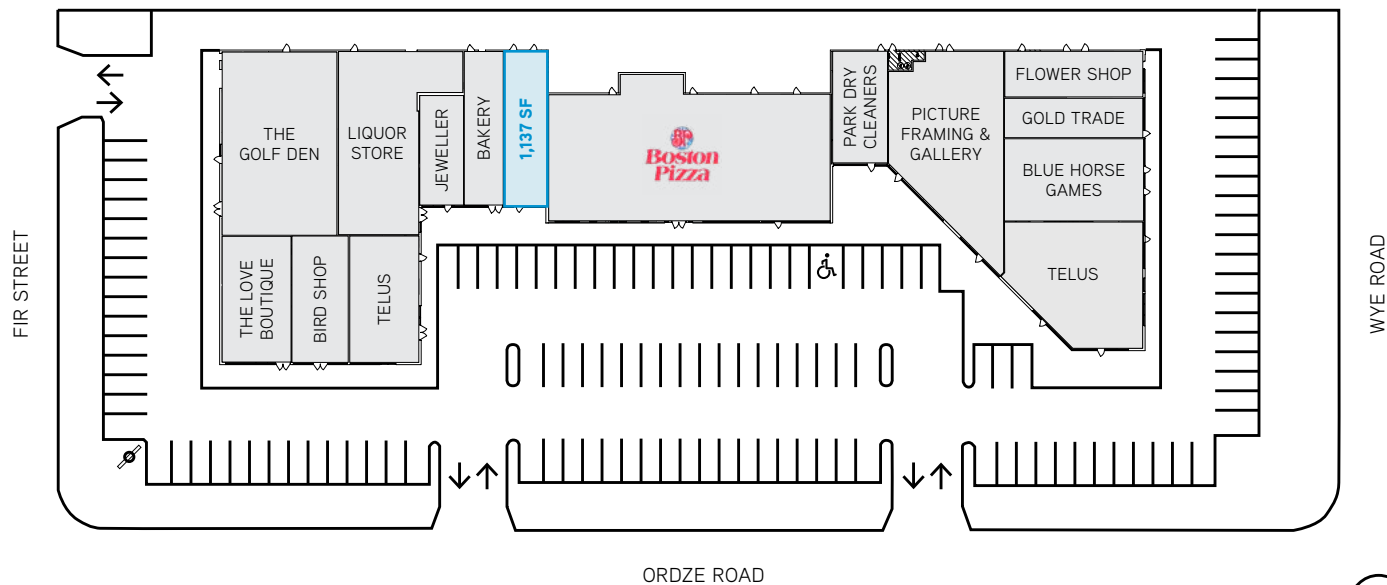
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SALIENT DETAILS

Municipal Address:	967 Ordze Road, Sherwood Park
Legal Description:	Plan 1125MC; Lot 4
Unit Sizes:	1,137 SF
Availability:	Immediately
Zoning:	C2 - Arterial Commercial
Asking Rent:	Market
Additional Rent:	\$9.10/SF

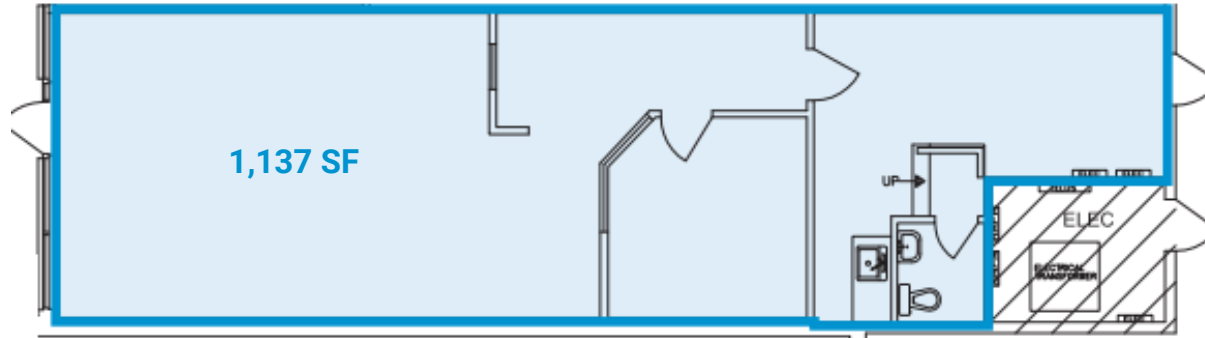


SITE PLAN



FLOOR PLAN / WYE VILLAGE

967 ORDZE ROAD, SHERWOOD PARK, AB



AREA + STATS / WYE VILLAGE

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MAIN FLOOR

Commercial Retail Space



PARKING

Street Parking And Paid Lots



32,021

Vehicles Per Day



EXPOSURE

Ordze Road & Wye Road



TRANSIT

In Convenient Proximity



21,751

Population Within 3 KM



\$136,700

Household Income Average Within 3KM



2.5

Average Persons per Household



Prime positioning along Wye Road, a natural extension from Sherwood Park Freeway coming into Sherwood Park from Edmonton. Sherwood Park is recognized as an urban service area in Strathcona County and has become a community of choice for those wanting to live in a smaller community close to Edmonton. A growing population with high household income averages, it is an excellent choice to locate your new business.

Anthony Henday Drive	2 minutes
Baseline Road	5 minutes
Yellowhead Highway	7 minutes
Downtown Edmonton	20 minutes
Forst Saskatchewan	24 minutes



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