

FOR LEASE

WINTERBURN DEVELOPMENT

9915 WINTERBURN ROAD NW
EDMONTON, AB



▷ 1,200 - 21,000 SF

▷ FLEXIBLE UNIT SIZES

▷ DRIVE-THRU

▷ Mike Hoffert

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OPPORTUNITY

New Commercial retail development located in the fast growing neighbourhood of Lewis Estates in West Edmonton. Various sizes of retail units available with close proximity to both residential and commercial businesses. Reap the benefits of great access and exposure along Winterburn Road, which experiences over 19,000 vehicles per day and is close to Stony Plain Road, an essential commuter connector to Central Edmonton.

HIGHLIGHTS

- Brand new commercial retail units with 1,200 - 21,000 SF available for lease with flexible demising options available
- Positioned along Winterburn Road and directly south of Stony Plain Road, two well-known commuter trails in West Edmonton
- Adjacent to newly developed Winterburn Square which has national retailers Tim Hortons and Shell servicing the growing population
- Pylon signage available

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DETAILS + STATS / WINTERBURN DEVELOPMENT

9915 WINTERBURN ROAD NW, EDMONTON, AB

Municipal Address:	9915 Winterburn Road NW, Edmonton, AB
Legal Description:	Plan 5496HW, Lot 17
Neighbourhood:	Lewis Farms
Zoning:	DC1 (19041) - Direct Development Control
Building Area:	1,200 - 21,000 SF

Stony Plain Road	3 minute
Anthony Henday Drive	3 minutes
Highway 16A	5 minutes
West Edmonton Mall	11 minutes
Acheson	8 minutes



19,360

vehicles per day
along Winterburn Rd

98,720

vehicles per day
along Stony Plain Rd



GROWTH

18.0% Projected
Growth (2021-2026)



\$129,133

household income average
within 3 km



29,192

population
within 3 km



3.1

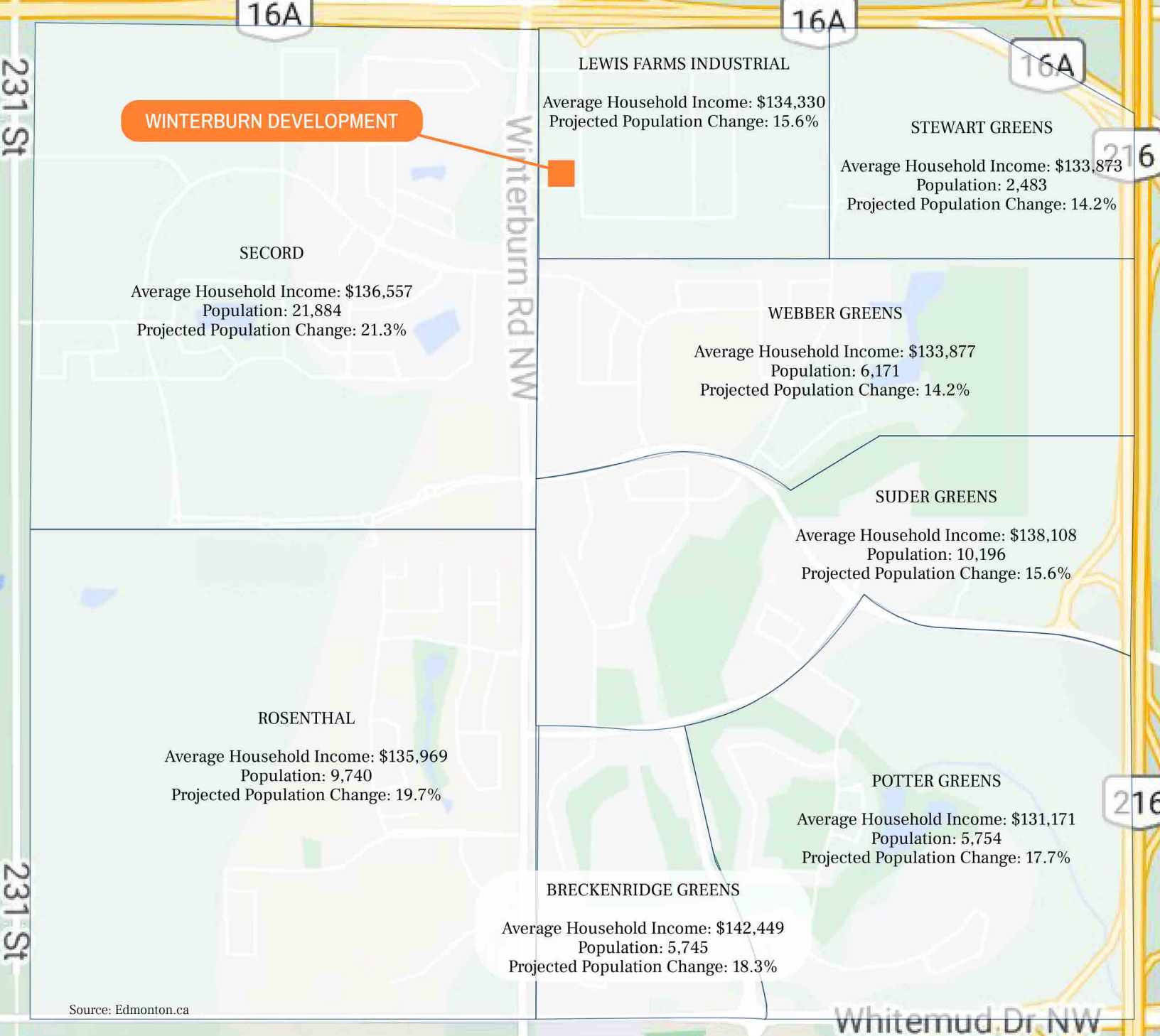
average persons
per family



SITE MAP / WINTERBURN DEVELOPMENT

9915 WINTERBURN ROAD NW, EDMONTON, AB





Source: Edmonton.ca

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