

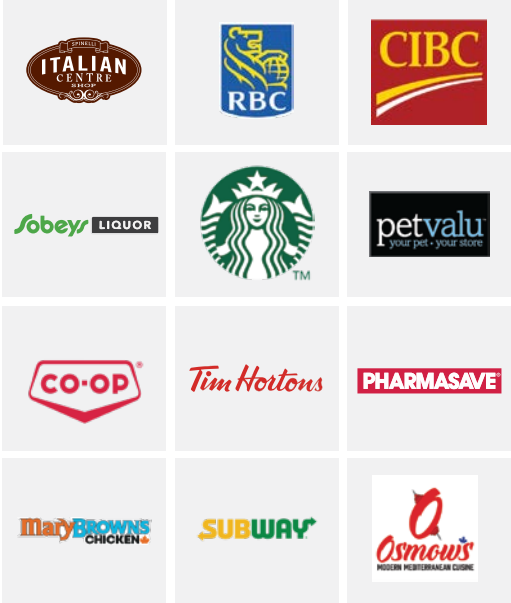
Emerald Hills Urban Village

SW Corner of Emerald Drive & Cloverbar Road (Sherwood Park, AB)



Emerald Hills Urban Village is a mixed-use commercial centre with fast food, financial services, a three-storey office/medical tower, and the popular Italian Centre grocery store, serving the affluent community of Sherwood Park and Strathcona County.

	Commercial Site	11.2 acres
	Retail Area	130,530 sf
	HWY 16/Yellowhead HWY 21	Adjacent 4 min
	Primary Trade Area	75,752 (2024)
	Avg. Household Income	\$141,258
	Annual Visits	2,092,483 (2023)
	Avg. Visits per Day	5,733



Emerald Hills Urban Village

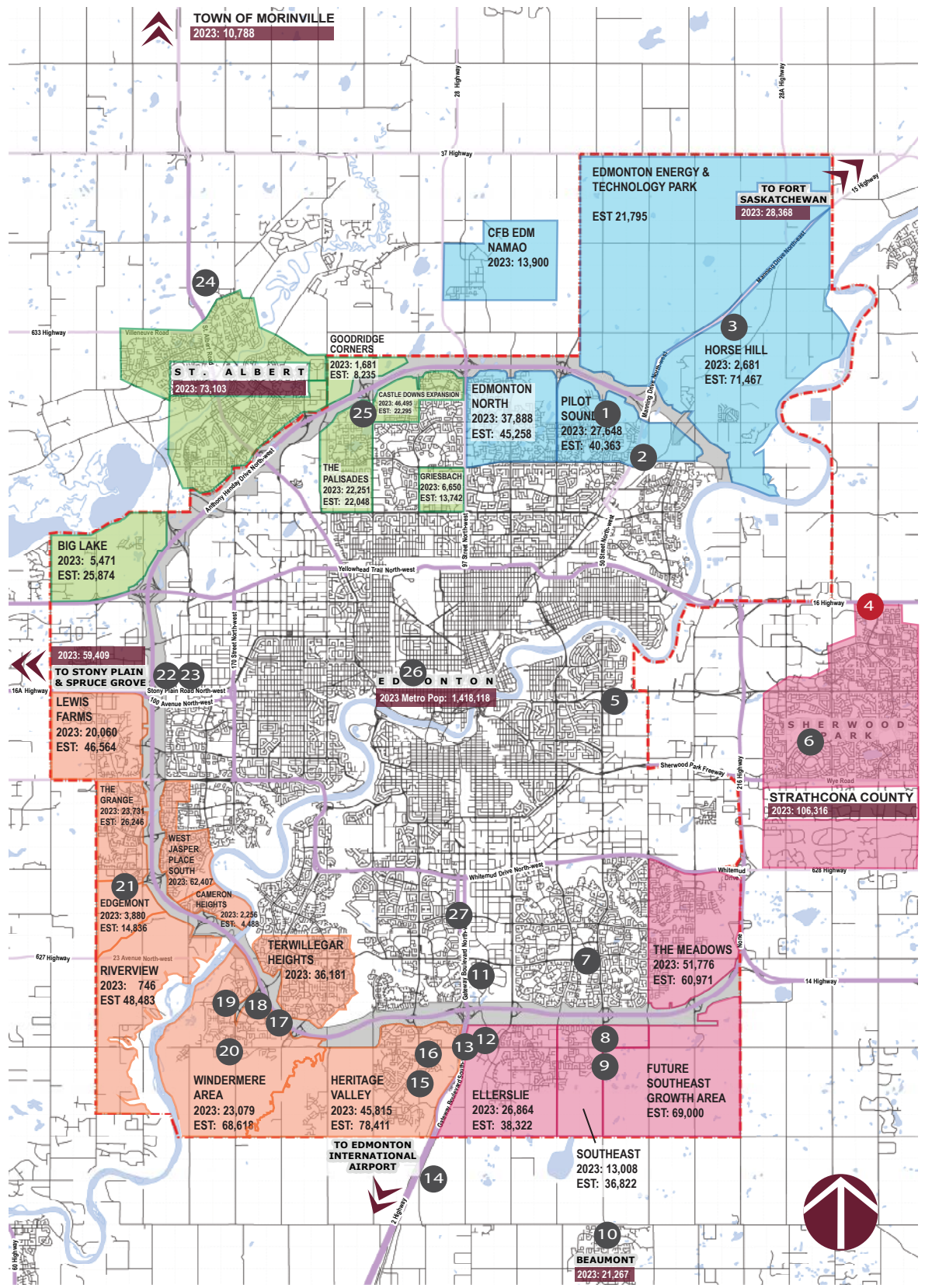


Population Statistics

	3 KM	5 KM	7 KM	Edmonton
Population 2024	30,296	51,828	75,752	1,059,577
Population est. 2030	39,990	61,865	87,003	1,164,077
Households	11,266	19,485	28,716	396,400
Avg. HHI	\$140,828	\$140,168	\$141,258	\$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 / Galerie 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

10180-111 St NW Edmonton, AB T5K 1K6

leasing@cameroncorporation.com

+1 780.424.8008

cameroncorporation.com

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@Cameron_Corp

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