

FOR LEASE

# SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB

DRIVE-THRU ▷ FLEXIBLE UNIT SIZES ▷ 1,200 - 10,620 SF



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# OVERVIEW + STATS / SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB

## ABOUT SHOPPES OF SECORD

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 – 10,620 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



## SALIENT DETAILS

**Municipal Address:** 9915 Winterburn Road NW, Edmonton, AB

**Legal Description:** Plan 5496HW, Lot 17

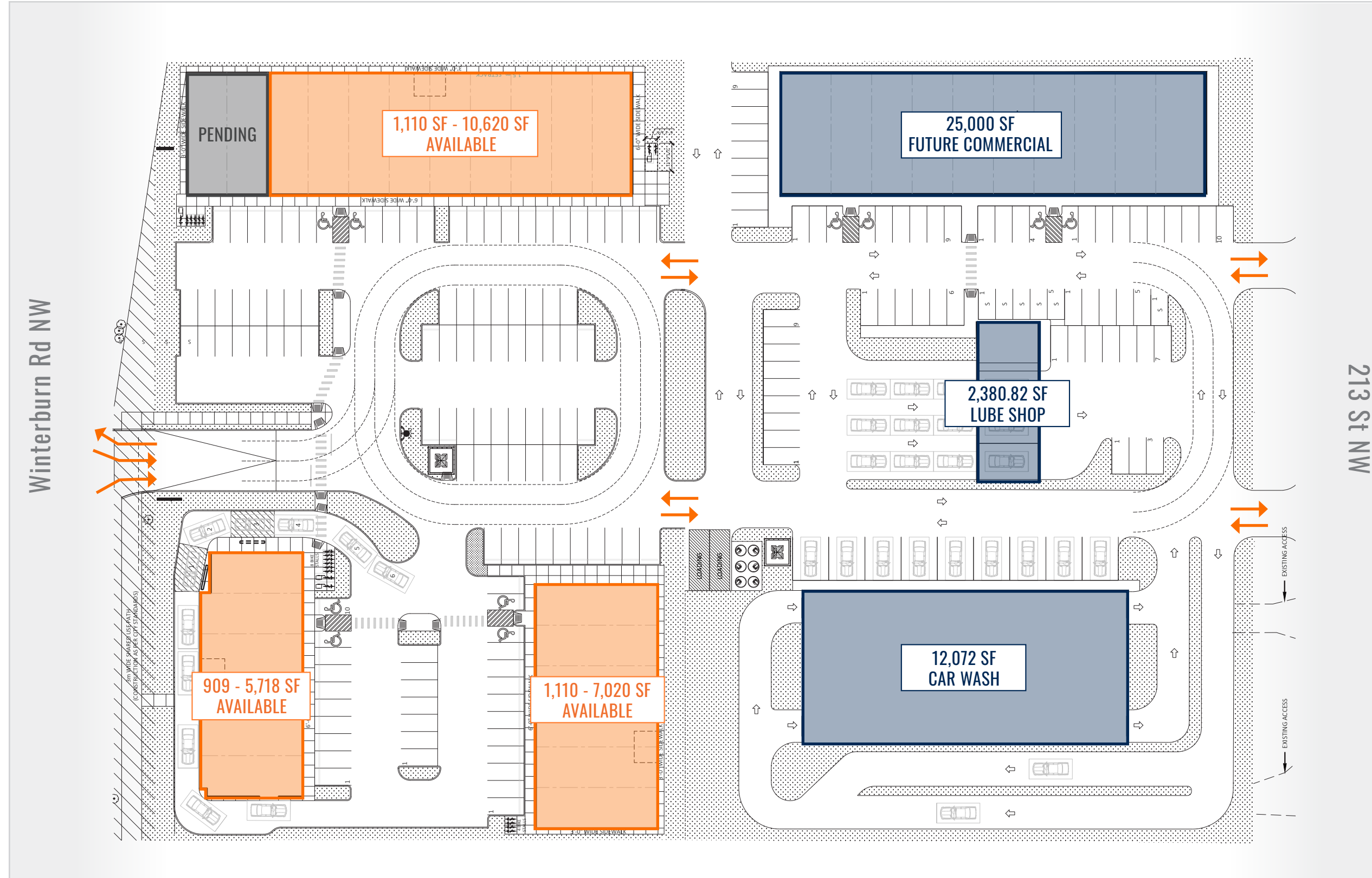
**Neighbourhood:** Lewis Farms

**Zoning:** DC1 (19041) – Direct Development Control

**Building Area:** 1,200 - 10,620 SF

# SITE PLAN / SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB



## LEGEND

Commercial Area

Phase 1

Phase 2

# DETAILS + STATS / SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB



**SECORD**  
21,884  
POPULATION  
\$136,557  
AVG. HOUSEHOLD INCOME

FUTURE LEWIS FARMS  
MULTIFAMILY DEVELOPMENT

FUTURE LEWIS FARMS  
RETAIL DEVELOPMENT

# AREA + DEMOGRAPHICS / SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB

WWW.LEREVECOMMUNITY.CA



**21,465**  
VEHICLES PER DAY  
ALONG WINTERBURN RD

**40,843**  
VEHICLES PER DAY  
ALONG STONY PLAIN RD



**18.6%**  
PROJECTED  
GROWTH (2025-2028)



**3.3**  
AVERAGE PERSONS  
PER FAMILY



**37,697**  
POPULATION  
WITHIN 3 KM



**\$134,316**  
HOUSEHOLD INCOME AVERAGE  
WITHIN 3 KM



## DRIVE TIMES FROM SUBJECT PROPERTY

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



# Marcus & Millichap

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