

20 Hewlett Park Landing

±11,325 SF 0.26 Acres

100 Hewlett Park Landing ±10,020 SF 0.23 Acres

Prominent Retail Pad Site Opportunities For Sale / Build to Suit

Hewlett Park Landing, Sylvan Lake, AB

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Local **Demographics**

Based on a 3km radius (2022)

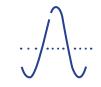


Population 11,131



Number of Households

4,652



Average Age 38.7



Average Household Income (\$)

113,042

Property **Features**



Grocery Anchored Development



High Visibility and **Traffic Counts**



New Construction Opportunity



Diverse Existing Tenancy Mix

Notable **Tenants**





















Property **Overview**

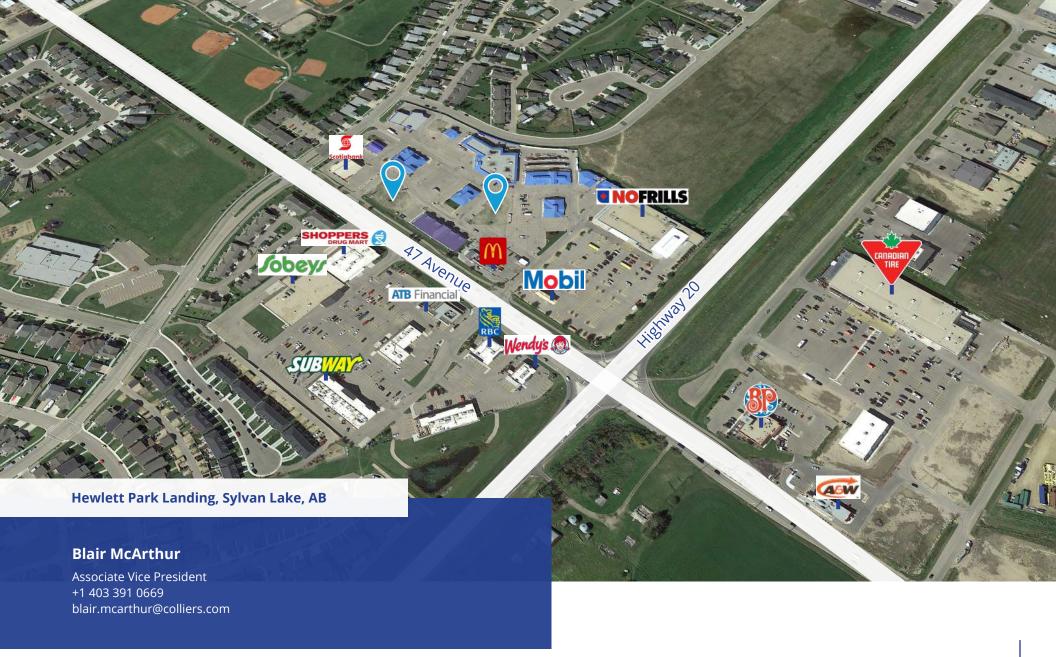
Municipal Address	20 Hewlett Park Landing, Sylvan Lake, AB
	100 Hewlett Park Landing, Sylvan Lake, AB
Legal Address	20: Plan 0125529 ; Block 14A
	100: Plan 0125529 ; Block 12A
Location	Hewlett Park Landing
Site Size	20: ±0.26 Acres ±11,325 SF
	100: ±0.23 Acres ±10,020 SF
Zoning	Highway Commercial District (CH)
Term	10+ Years
Lease Rate	Market
Sale Price	20: \$525,000.00
	100: \$410,000.00
Taxes	20: \$8,068.32 (est. 2023)
	100: \$6,294.22 (est. 2023)
Available	Immediately

Site **Plans**





Site plans are for visual reference and are not to scale



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