

Deer Park

Spruce Grove, Alberta

Future grocery anchored shopping centre



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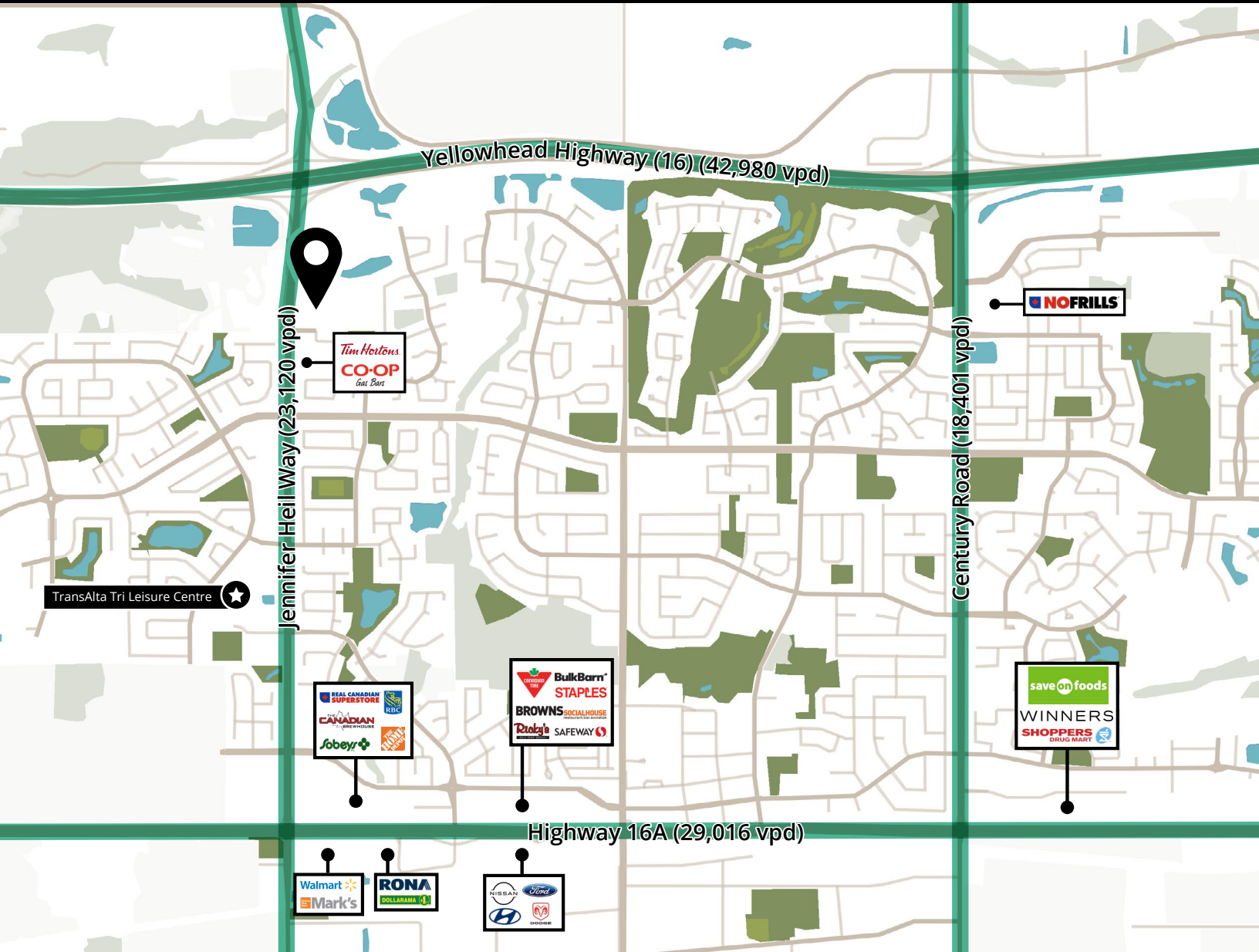
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Deer Park

SPRUCE GROVE, ALBERTA


 Located on Jennifer Heil Way, **one of two north-south arterials** connecting Yellowhead Highway and Highway 16A


 Site will provide direct connectivity to **125 multi-family units**.

 **90,000 residents** within a 15-minute drive, spanning from West Edmonton to Stony Plain.

DEMOGRAPHICS (within 5km)

 Population
51,866 (2025)

 Daytime Population
41,691 (2025)

 Population Growth
10.7% (2020-2025)

 Average Household Income
\$131,132

■ Available
 ■ Under Negotiation
 ■ Pending
 ■ Leased
 ■ Residential

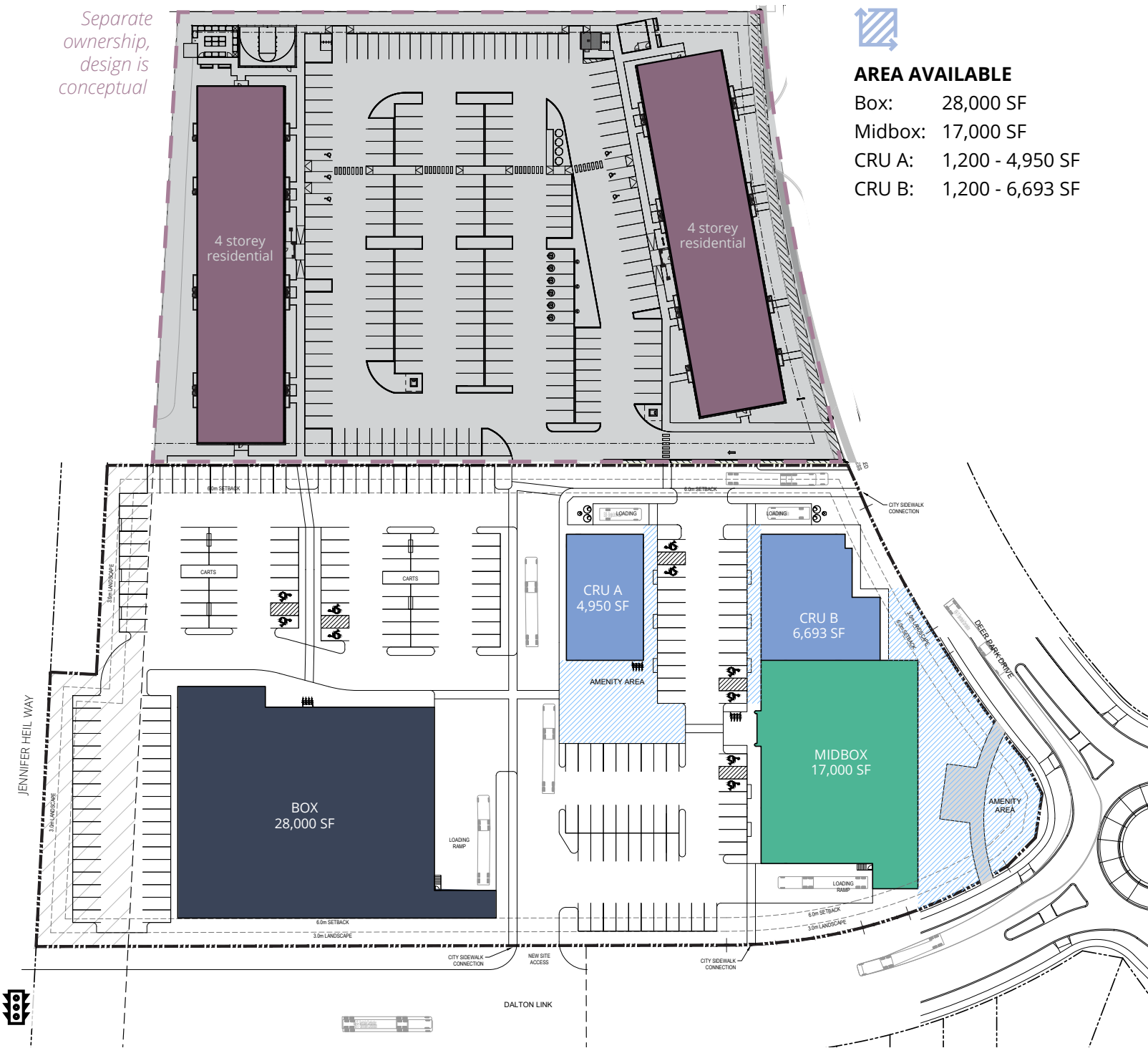


Separate ownership, design is conceptual



AREA AVAILABLE

- Box: 28,000 SF
- Midbox: 17,000 SF
- CRU A: 1,200 - 4,950 SF
- CRU B: 1,200 - 6,693 SF



ADDRESS

Jennifer Heil Way & Dalton Link



SITE SIZE

4.94 Acres



TIMING

Late 2027/Early 2028



ZONING

GC - General Commercial



LAND USES PER PARCEL

- SUBJECT SITE (Commercial)
- High Density Residential
- Mixed Low to Medium Density Residential
- Wetpond Facility
- Mixed Medium to High Density Residential
- Park/Open Space



Get in touch

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