

FOR LEASE GROVE PLAZA

100 KING STREET, SPRUCE GROVE, AB



1,005 TO 2009 SF BUILT OUT
RETAIL SPACE AVAILABLE

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Marcus & Millichap

OVERVIEW / GROVE PLAZA

100 KING STREET, SPRUCE GROVE, AB

OPPORTUNITY

This established main floor retail space will provide high exposure and amazing store frontage to any business located in Spruce Grove. Anchored by Harvey's and Part Source, Grove Plaza is well located with exceptional visibility from Highway 16A and can be easily accessed from Highway 16.



HIGHLIGHTS

- Vacancy: 2,009 SF Retail Space Available, that can be demised in half formerly occupied by Camera & Pawn
- Excellent high exposure to over 27,160 vehicles per day along Highway 16A
- Daytime population reaches an impressive total of 26,205
- Convenient access to major arteries Highway 16A and Yellowhead Highway
- Join Harvey's, Mary Brown's, Esso, Part Source, Imperial Liquor, Martial Arts, Yoga Studio, Dynamic Beauty, Dance Studio, Ewyn Weightloss, Pizza and more

DETAILS + SITE MAP / GROVE PLAZA

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SALIENT DETAILS

Municipal Address:	100 King Street, Spruce Grove
Signage:	Pylon signage available
Available Space:	1,005 to 2,009 SF
Lease Rates:	Market
Additional Rent:	\$10.00/SF

AREA + STATS / GROVE PLAZA

100 KING STREET, SPRUCE GROVE, AB



27,160
vehicles
per day



EXPOSURE
Arterial Road
Highway 16A



PARKING
ample on-site
surface stalls



TRANSIT
in convenient
proximity



\$120,558
household income average
within 3 km



25,913
population
within 3 km



MAIN FLOOR
high exposure
retail space



AREA HIGHLIGHTS

The vibrant and dynamic City of Spruce Grove is located just 11 km west of Edmonton with a total population of 35,766 in 2018. With a range of housing options, excellent schools, plenty of sports and culture opportunities, medical facilities, and a diverse business community, Spruce Grove provides businesses with an amazing opportunity.

Yellowhead Highway **10 minutes**

Acheson **11 minutes**

Stony Plain **12 minutes**

Downtown Edmonton **40 minutes**

GROVE PLAZA

PRESENTED BY

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