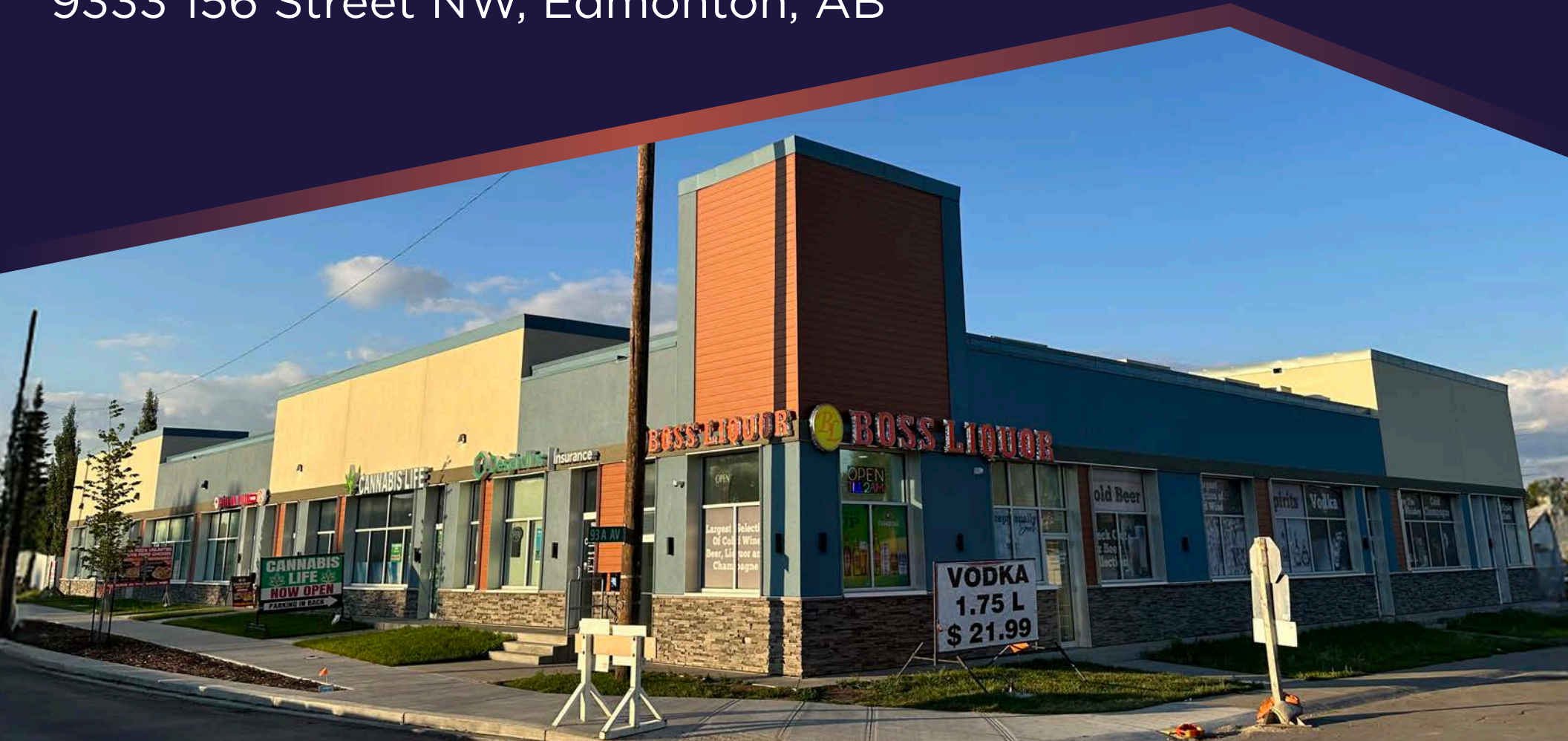


# BLOCK 156

9333 156 Street NW, Edmonton, AB



**± 950 & 1,608 SF AVAILABLE IMMEDIATELY!**

# PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along 156th Street.
- Come join existing tenants Canadian Pizza Unlimited, Boss Liquor, Jasperside Daycare, Desjardins Insurance & Cannabis Life!
- 95 Avenue sees over 11,232 vehicles per day!
- Over 9,510 residents within a 1km radius.
- Located less than 1km away from Meadowlark Public School, Edmonton West Zone Soccer Association, Ecole Notre Dame and many others.

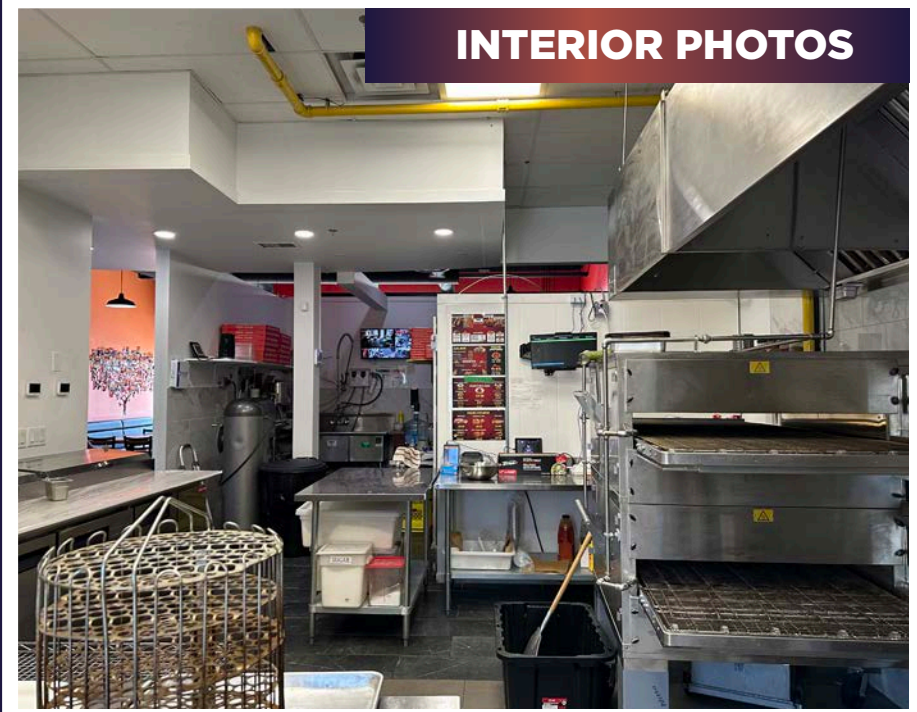
# PROPERTY DETAILS

**ZONING:** (MU) Mixed Use Zoning

**NEIGHBOURHOOD:** Sherwood

**BUILT:** 2019

## INTERIOR PHOTOS





# SITE PLAN



## DEMOGRAPHICS



### POPULATION

| 1KM   | 3KM    | 5KM     |
|-------|--------|---------|
| 9,510 | 71,105 | 161,381 |



### HOUSEHOLD

| 1KM   | 3KM    | 5KM    |
|-------|--------|--------|
| 3,951 | 28,761 | 68,561 |



### AVERAGE INCOME

| 1KM       | 3KM       | 5KM       |
|-----------|-----------|-----------|
| \$111,099 | \$129,802 | \$130,266 |



# KEEP IN TOUCH



## PROPERTY PHOTOS