

FOR LEASE

SUMMERWOOD CENTRE SHERWOOD PARK, ALBERTA

ONLY 1 BAY REMAINING!



RETAIL

LOCATION

**NEC of Cloverbar Road & Lakeland Drive,
Sherwood Park, Alberta**

PROPERTY FACTS & FEATURES

- Save-On-Foods, Shoppers Drug Mart, TD Bank, Bank of Montreal, Liquor Depot, Q Nails, Second Cup, Medical Clinic, Fresh Health Café and Thai Together Restaurant
- Located at the prime intersection of Lakeland Drive & Clover Bar Road
- Operating costs and taxes estimated at \$9.34/sq. ft. (2011)
- Current trade area population of 28,700 (2009 Municipal Census)
- Projected trade area population estimated to be 34,500 people by 2011
- All directional access off of Cloverbar Road
- Lakeland Drive is now open across North Sherwood Park
- 2 schools within 2 blocks of the site: Strathcona Christian Secondary Elementary Academy and Strathcona Christian Secondary Academy



For more information, please call:

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TRADE AREA

Summerwood Centre - Trade Area

Current 2009 Populations

Projected populations

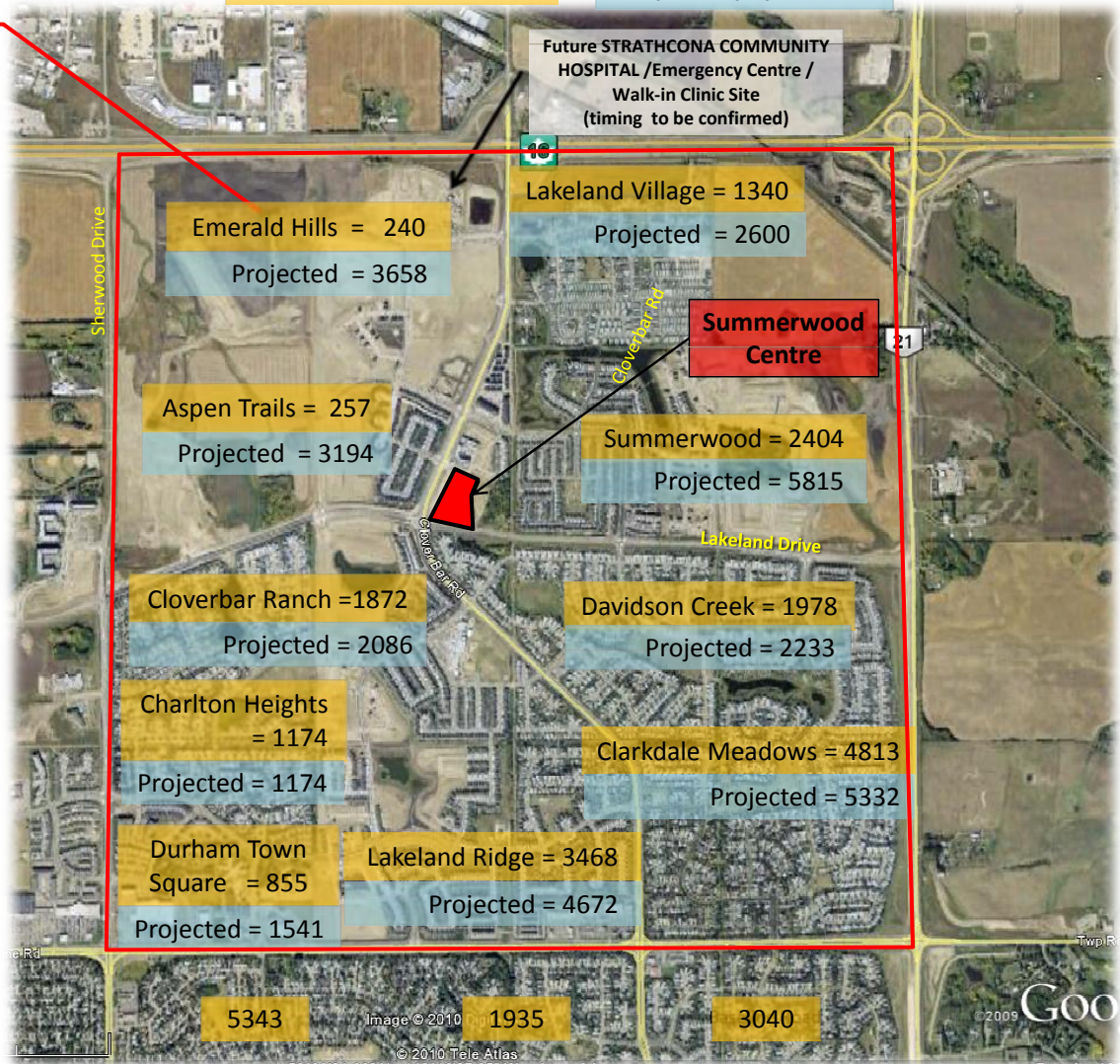
Future High School
Site – 1400 students
Proposed opening
September 2012

2009 Population Summary

Lakeland Village	= 1,340
Summerwood	= 2,404
Davidson Creek	= 1,978
Clarksdale Meadows	= 4,813
Lakeland Ridge	= 3,468
Durham Town Square	= 855
Charlton Heights	= 1,174
Cloverbar Ranch	= 1,872
Emerald Hills	= 240
Aspen Trails	= 257
South of Baseline Rd.	= 10,318
TOTAL	= 28,719

Projected Populations

Lakeland Village (est.)	= 2,600
Summerwood	= 5,815
Davidson Creek	= 2,233
Clarksdale Meadows	= 5,332
Lakeland Ridge	= 4,672
Charlton Heights	= 1,174
Durham Town Sq.	= 1,541
Cloverbar Ranch	= 2,086
Emerald Hills	= 3,659
Aspen Trails	= 3,194
South of Baseline Rd.	= 10,318
TOTAL	= 42,624



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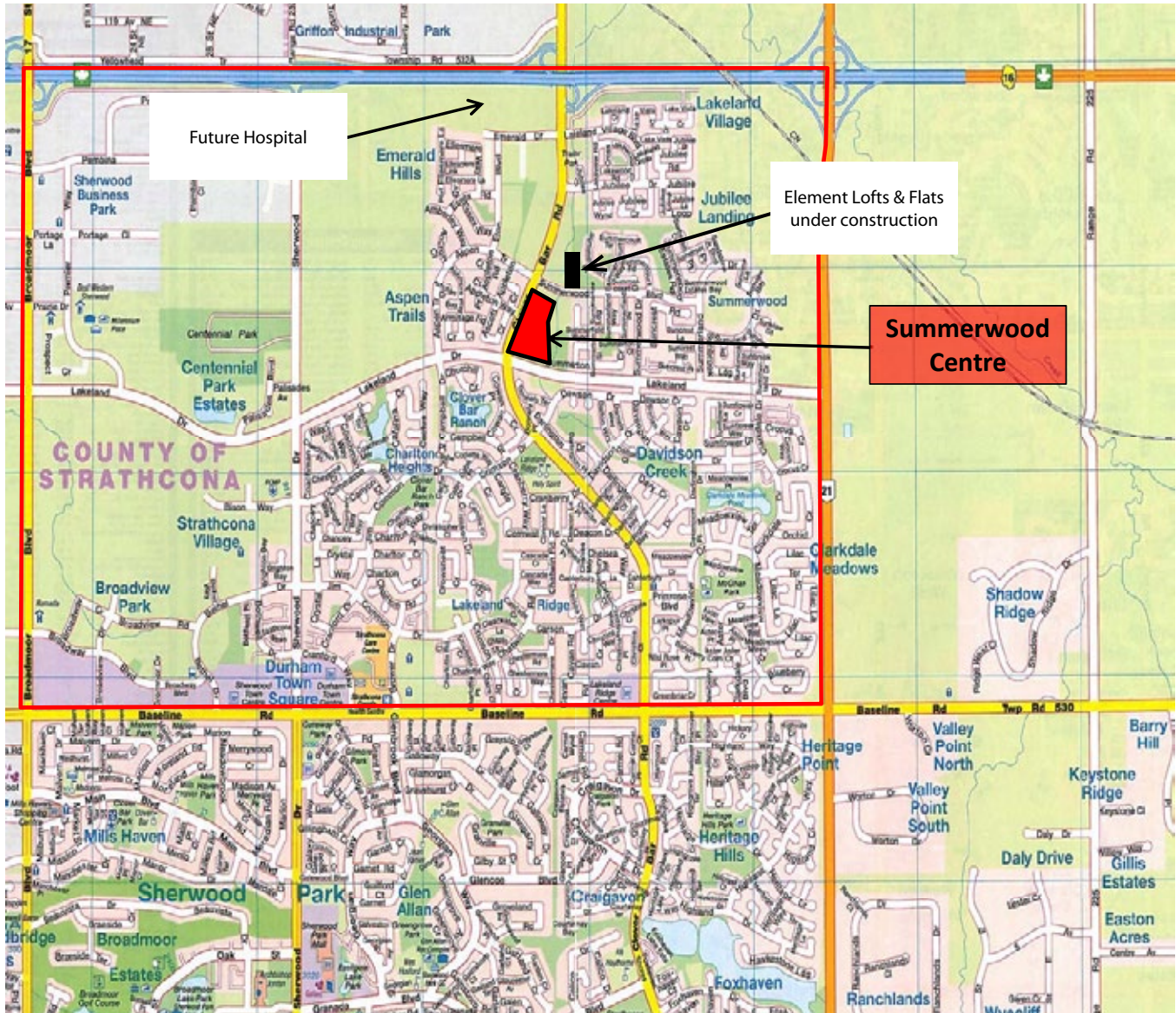
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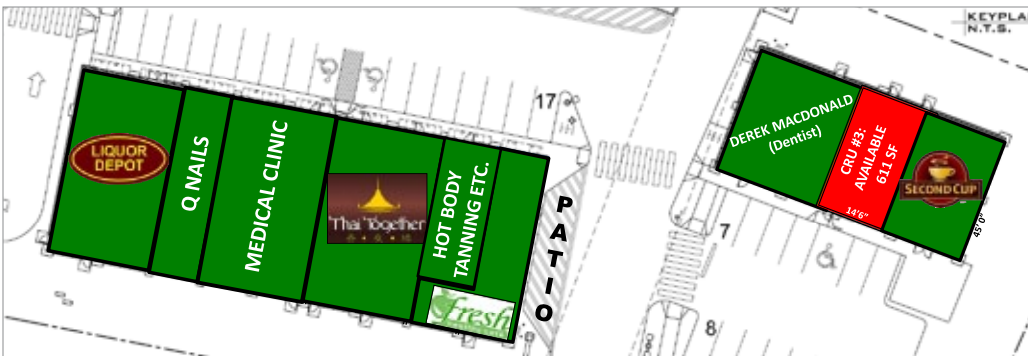
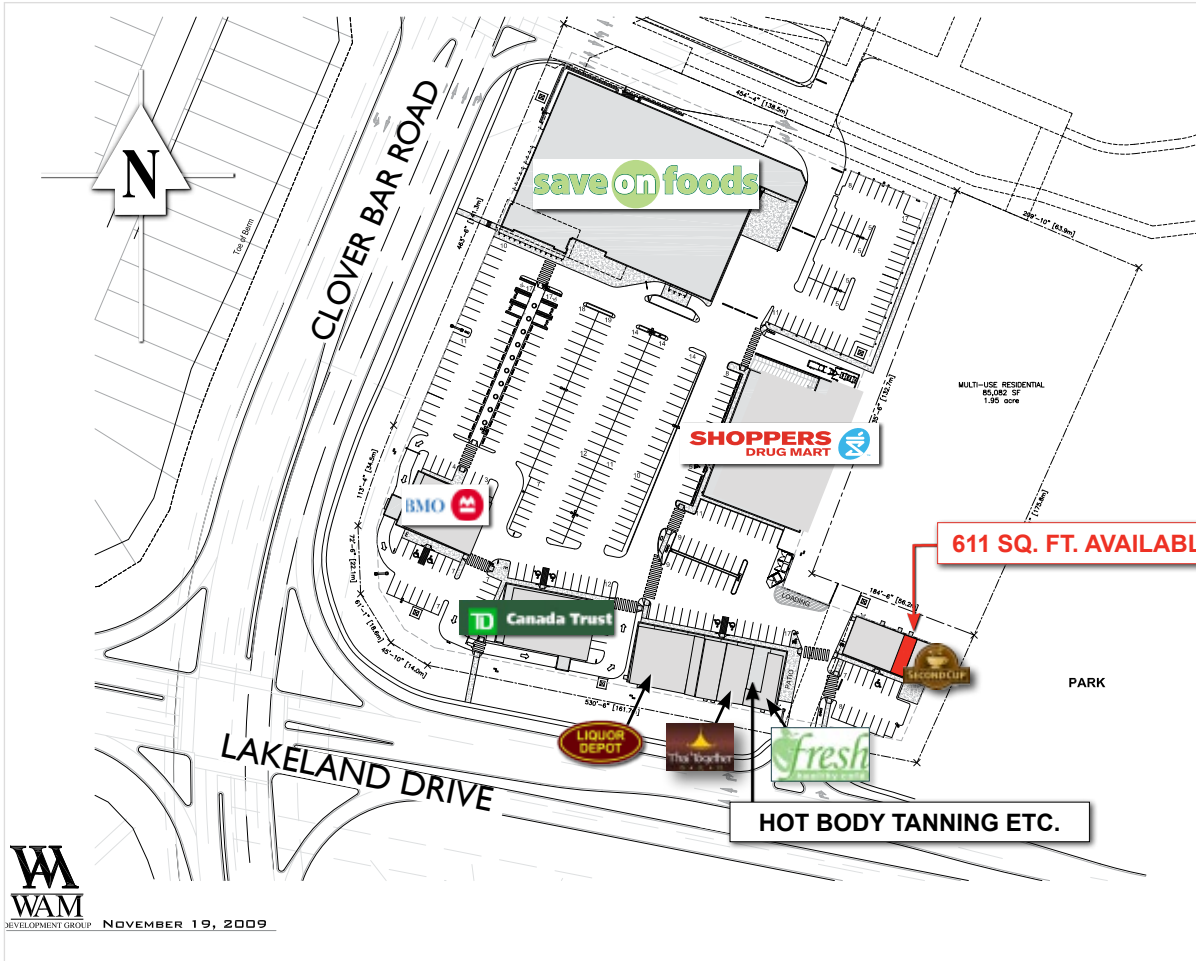
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SITE PLAN



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