

ADDRESS

4005 Clover Bar Road,
Sherwood Park, Alberta

INTERSECTION

Clover Bar Rd & Lakeland Drive

TOTAL COMPLEX

332,293 sq.ft

MAJOR TENANTS

Save On Foods
Shoppers Drug Mart
TD Bank
Bank of Montreal

FEATURES

- Located at a prime intersection of Lakeland Drive & Clover Bar Road
- All directional access off main roadside
- High volumes of daily traffic
- Surrounded by established and growing neighbourhood

TRADE AREA DEMOGRAPHICS

0 – 10 MINUTE DRIVE TIME

0 – 20 MINUTE DRIVE TIME

2006 CENSUS

Total Population	50,653	341,876
Average Age	34.9	36.5
Total Households	17,503	132,791
Average Household Size	2.9	2.6
Households with Children	10,983	80,947
Average Household Income (\$)	\$108,531	\$73,778
Disposable Income per Household (\$)	\$73,412	\$49,982

PROJECTIONS

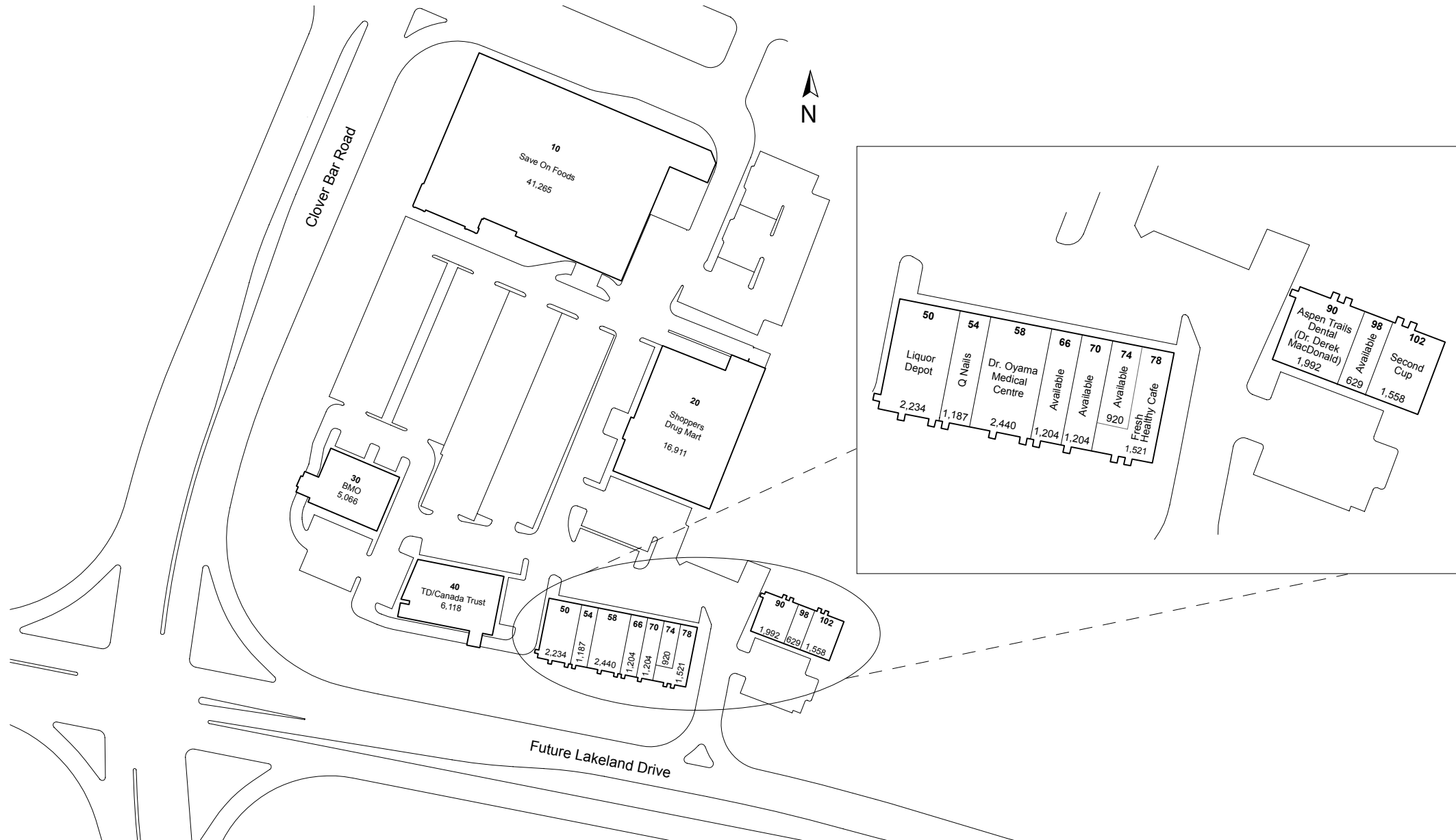
0 – 10 MINUTE DRIVE TIME

0 – 20 MINUTE DRIVE TIME

2012 PROJECTIONS

Total Population	60,348	372,446
Average Age	36.0	38.5
Total Households	21,659	148,850
Average Household Size	2.8	2.5
Households with Children	13,421	90,526
Average Household Income (\$)	\$129,829	\$91,491
Disposable Income per Household (\$)	\$87,351	\$60,500





The purpose of this plan is to identify the approximate location of the Leased Premises in the Shopping Centre. Subject to the terms of the Lease, the landlord reserves the right at any time to relocate, rearrange, alter or expand any part of the Leased Premises from that shown on this plan. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Centre. 01/11