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FOR LEASE

10 Ridgemont Way, Sherwood Park | AB

The Ridge

- High exposure new construction retail opportunity anchored by Mac's
- Ideally situated in a developed community of over 26,800 residents with an average household income of \$180,400 located within a 3 km radius
- Sherwood Park is a destination for local and national retailers with over \$13 billion in major projects announced and/or under construction
- The property sees over 22,000 vehicles per day

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Accelerating success.

Situate your business in an aesthetically pleasing centre anchored by Husky and Mac's



Surface Parking
Stalls On Site



Main Floor
Retail Space



High Traffic
Intersection



26,800
Population (1 km)



6% Growth
Population est.



\$180,400
Average Income



22,124
Vehicles per Day

THE AREA

The newly constructed building offers 2,312 SF of retail space for lease, available immediately. The Ridge is located in Sherwood Park, an established community just outside of Edmonton, which is continually growing and developing. The immediate area has a dense population with a high average household income. Benefit from corner lot positioning and joining a healthy variety of national and local co-tenants.

CO-TENANTS

Husky and Mac's

Sherwood Veterinary Clinic

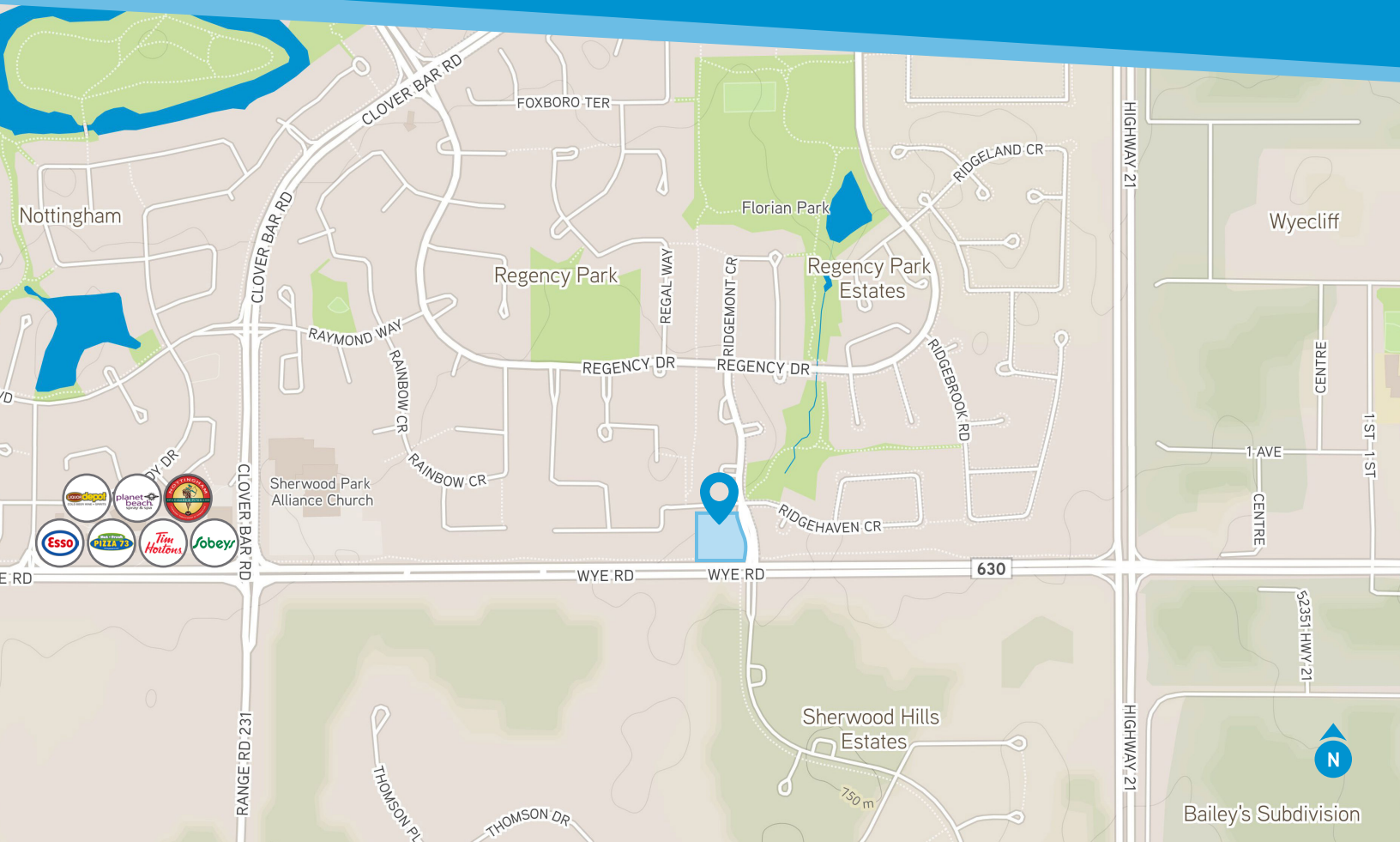
Barber Shop

Evergreen Dry Cleaners

Calla Beauty Boutique

Wagsmore Grooming

Nitza's Pizza



FOR LEASE | 10 Ridgmont Way, Sherwood Park | AB

Modern retail centre / Diverse group of tenants / Anchored by Husky / Ample on-site surface parking stalls / Corner lot exposure



[VIEW MORE PHOTOS](#)

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Property Specifications

Municipal Address:	10 Ridgmont Way, Sherwood Park
Legal Description:	Plan 8923386, Block 399, Lot 1
Zoning:	C1 - Community Commercial
Parking:	Ample on-site surface parking
Vacancy:	2,312 SF
Available:	Immediately
Operating Costs:	\$9.00/SF (2015 estimate)
Basic Rent:	Negotiable





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