

# Heartland Station

23 Heartland Blvd., Cochrane, Alberta

## FULLY LEASED



## SITE INFO

Heartland Station is a 16,000 sq ft commercial development located just off Highway 1A and servicing the Town of Cochrane's growing western communities of Heartland and Heritage Hills.

Aimed at providing daily needs services, the shopping centre includes a Petro Canada gas bar, a daycare, and a series of quick service and sit down restaurants. Completed in 2020.

### LEASING CONTACT

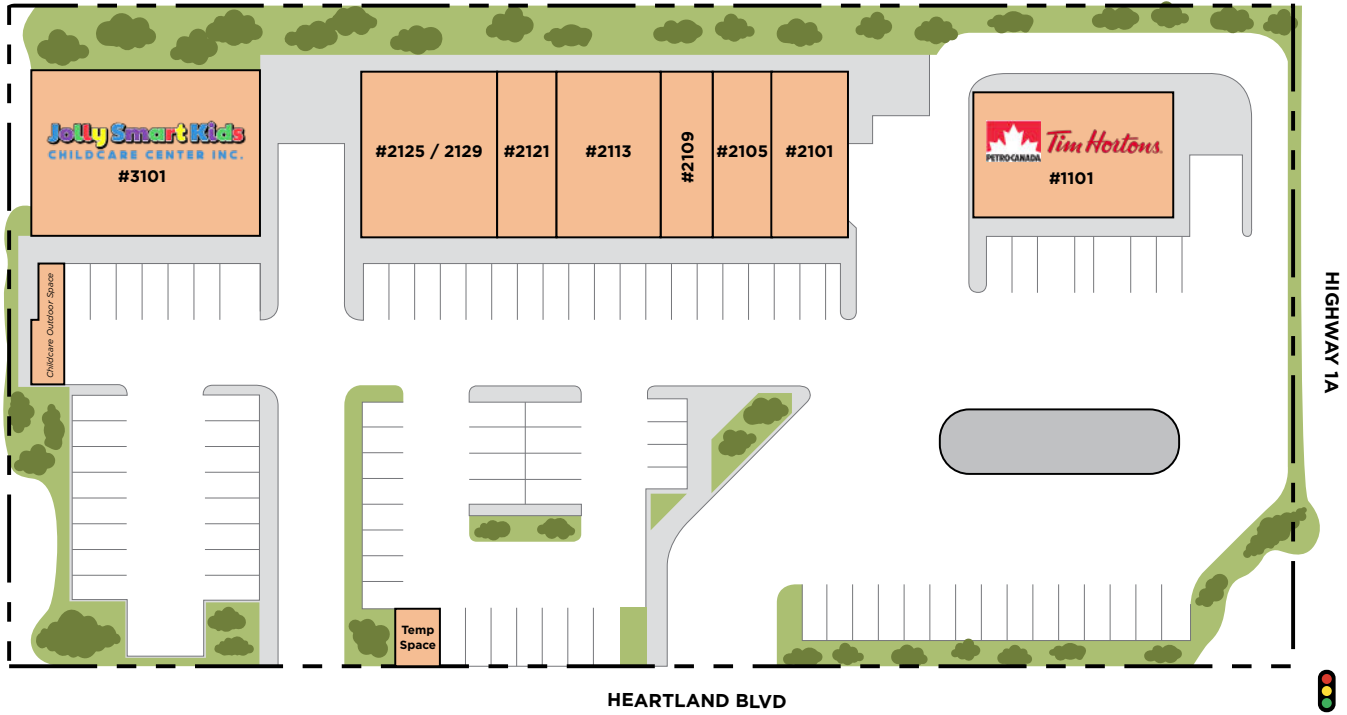
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**Royop Development Corporation**

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# SITE PLAN



**PAD SITE**

**#1101** Petro Canada 40,000 sf

**MAIN BUILDING**

- #2101** Star Liquor 1,515 sf
- #2105** Celestial Buds 1,209 sf
- #2109** Mr. Mozzarella 1,052 sf
- #2113** Cochrane Rise Dental 2,110 sf
- #2121** Heartland Value Drug Mart 1,206 sf
- #2125/2129** Cabeza Grande 2,528 sf

**PAD SITE**

**#3101** Jolly Smart 4,491 sf

**Temp Space** Ruben's Veggies

## AREA DEMOGRAPHICS



**Cochrane Population**  
Total Population

34,700



**Income**  
Average Household Income

\$112,800

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.