

Wye Road Crossing

301 Wye Road, Sherwood Park, Alberta

RETAIL OPPORTUNITIES AVAILABLE



SITE INFO

77,451 square feet of shopping centre serving the neighbourhoods of Maple Grove, Maple Wood, Whitecroft and located on the going home side of the busy Wye Road (25,000 vehicles per day). Centre provides an exciting mix of local and national retailers including Rexall, Rona, RBC and Original Joe's.

- **Total Retail Area:** 24,756 sq ft
- **Space Available:** #21 - 6,808 sq ft (*Freestanding Pad Site, with multiple demising options*)
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$13.96 PSF (est. 2024) + Mgmt Fee
- **Zoning:** Salisbury Village Zoning District Area 2

LEASING CONTACT

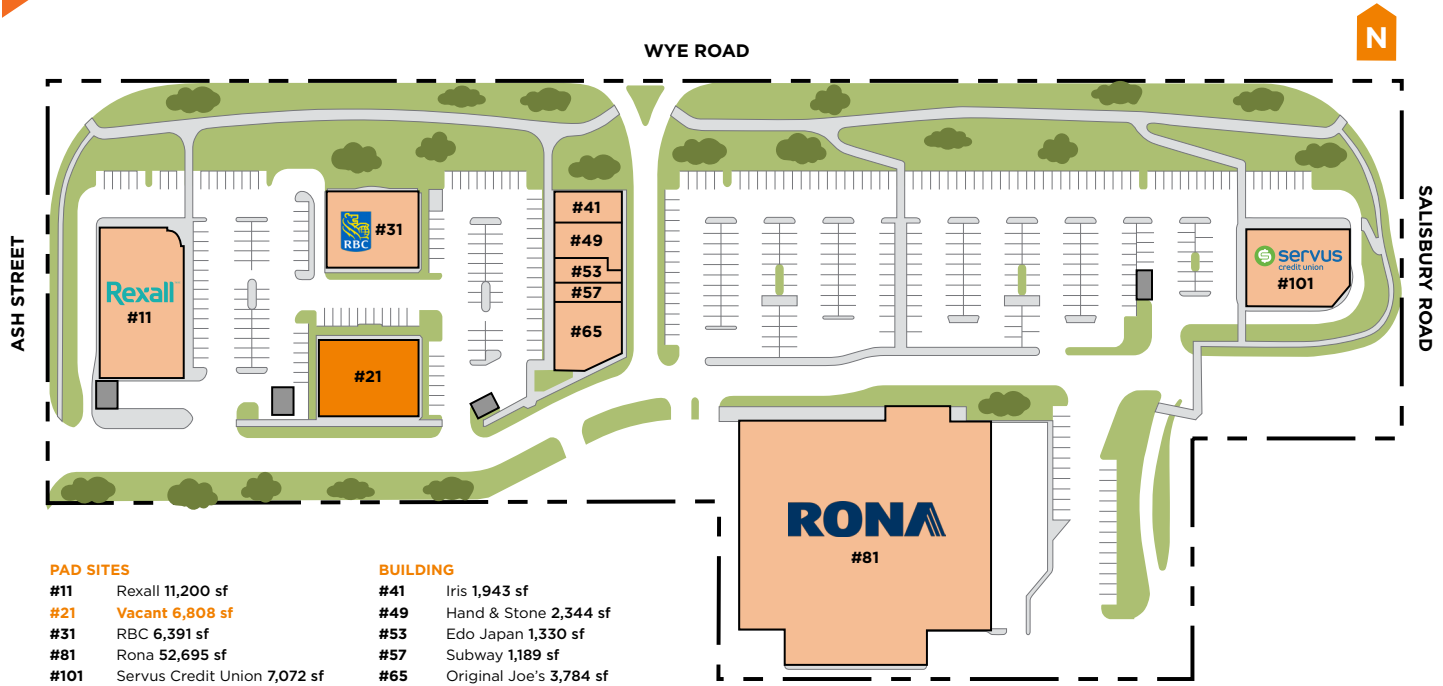
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Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN AND PHOTOS



AREA DEMOGRAPHICS

Population

1 km Total Population	3,088
3 km Total Population	24,845
Median Age	41 years

Income

1 km Average Household Income	\$113,274
3 km Average Household Income	\$120,328

Households

1km Total Households	1,139
3km Total Households	9,399

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.