



SHERWOOD PARK'S NEWEST DEVELOPMENT
SHOPPES AT HILLSHIRE

RETAIL | MEDICAL | PROFESSIONAL

661 Wye Road, Sherwood Park, AB



DRONE VIDEO

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PROPERTY LOCATION





A PART OF THE COMMUNITY

JOIN A GROWING COMMUNITY

Hillshire in Sherwood Park, Alberta, is a rapidly growing and affluent neighborhood, making it the perfect location for your business. With its expanding residential base, prime location near major highways, and a diverse, high-income demographic, the area offers significant potential for retail, dining, and service-oriented businesses. The new shopping centre is designed with modern infrastructure and ample amenities, ensuring high visibility and foot traffic. Residents of Hillshire value local businesses, and the area's strong community spirit and proximity to nature create a welcoming, vibrant environment. As the neighborhood continues to grow, your business will benefit from long-term success in this thriving location.

RETAIL MARKET

1.5 million

Market area population

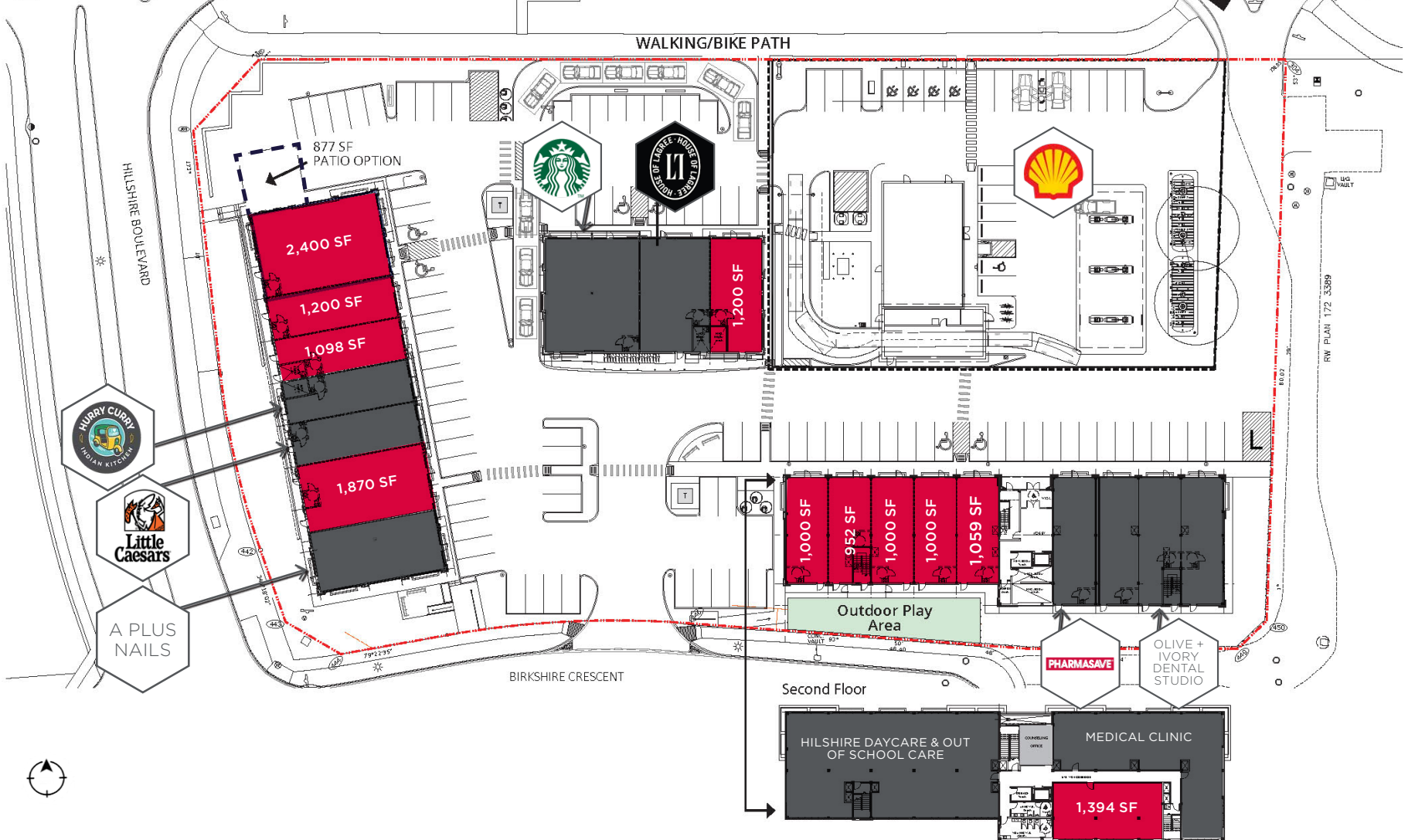
\$6.7 billion

Household spending power

SITE PLAN

- AVAILABLE
- PENDING
- LEASED

WYE ROAD (VPD: 22,113)



DEMOGRAPHICS



POPULATION

1km	3km	5km
5,443	32,795	71,536



HOUSEHOLDS

1km	3km	5km
6,115	30,402	70,127



AVERAGE HOUSEHOLD INCOME

1km	3km	5km
\$229,300	\$182,203	\$175,373

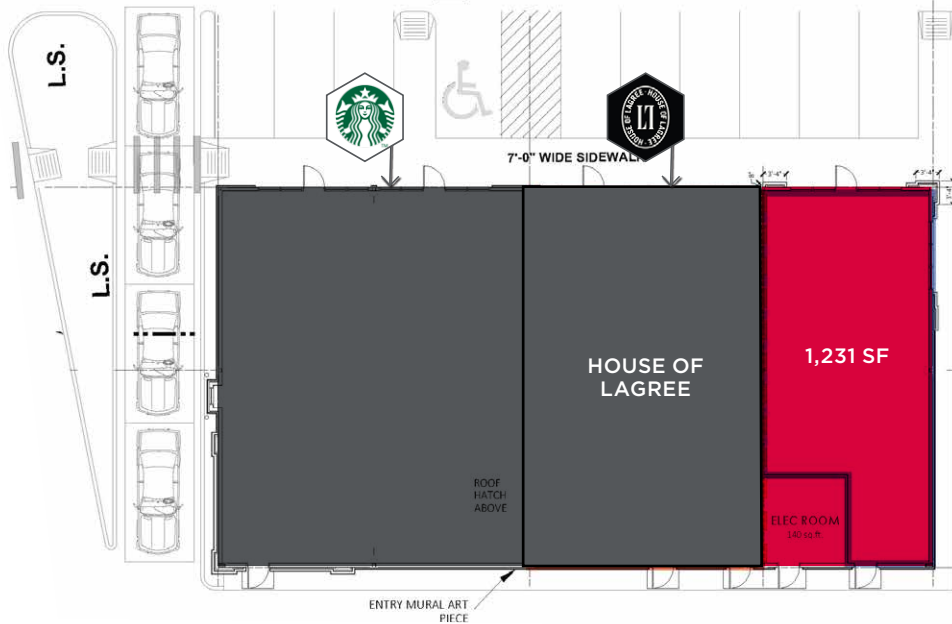


WYE ROAD (VPD: 22,113)

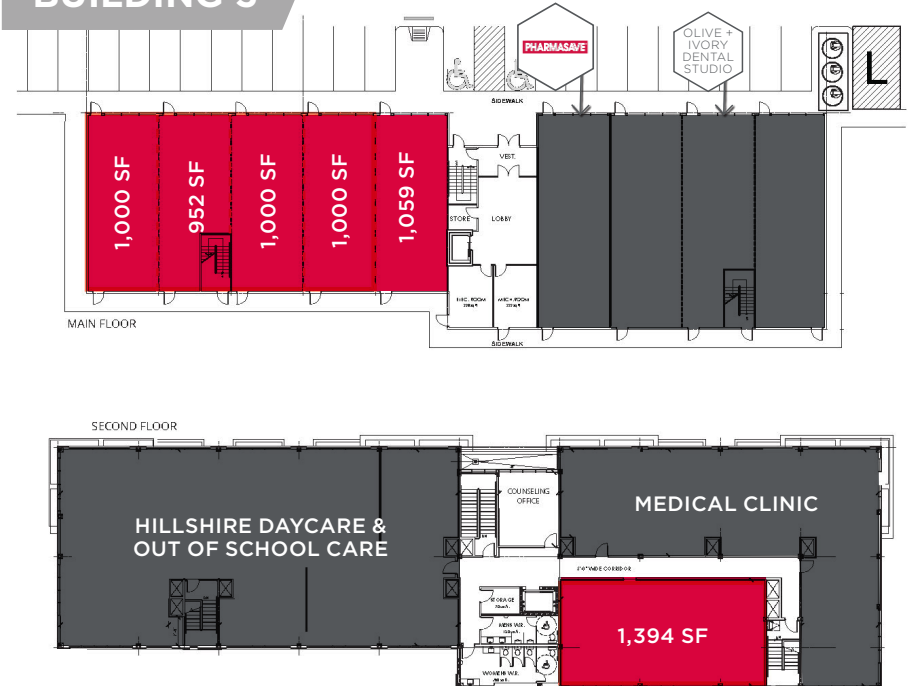
BUILDING 1



BUILDING 2



BUILDING 3



MUNICIPAL ADDRESS:

661 Wye Road,
Sherwood Park, AB

LEGAL DESCRIPTION:

Plan 2320295, Block 3,
Lot 1

ZONING:

C1 - Community
Commercial

NEIGHBOURHOOD:

Hillshire

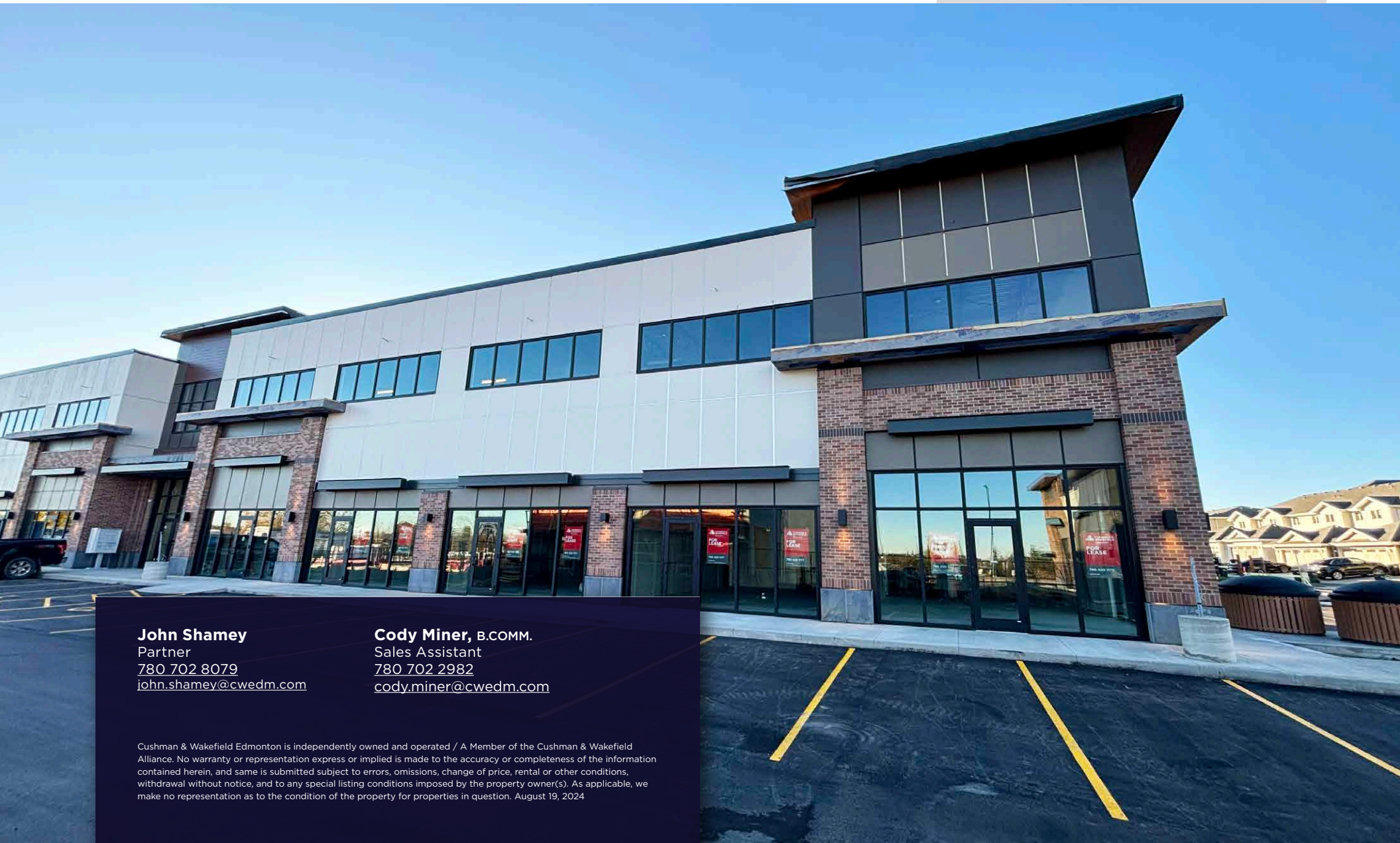
ADDITIONAL RENT:

\$14.00 per SF
(est. 2024)

LEASE RATE:

Market





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