

JOIN TIM HORTON'S & CO-OP GAS/
CONVENIENCE/LIQUOR IN 2022!

800 SF - 4,200 SF AVAILABLE

FOR LEASE

DEER PARK COMMERCIAL

Jennifer Heil Way & Dalton Link,
Spruce Grove, AB



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PROPERTY OVERVIEW

- New traffic controlled intersection
- 800 SF - 4,200 SF Retail Bays Available
- Join Tim Horton's & Co-op Gas, Co-op Convenience and Co-op Liquor
- 400 meters south of Yellowhead Hwy (35,050 VPD)
- Strategically located on the South East Corner of Jennifer Heil Way & Dalton Link
- Average number of vehicles along Jennifer Heil Way is over 16,050 per day
- C3 - Neighborhood Retail Service District allows for a large variety of uses
 - Lease Rate: Negotiable

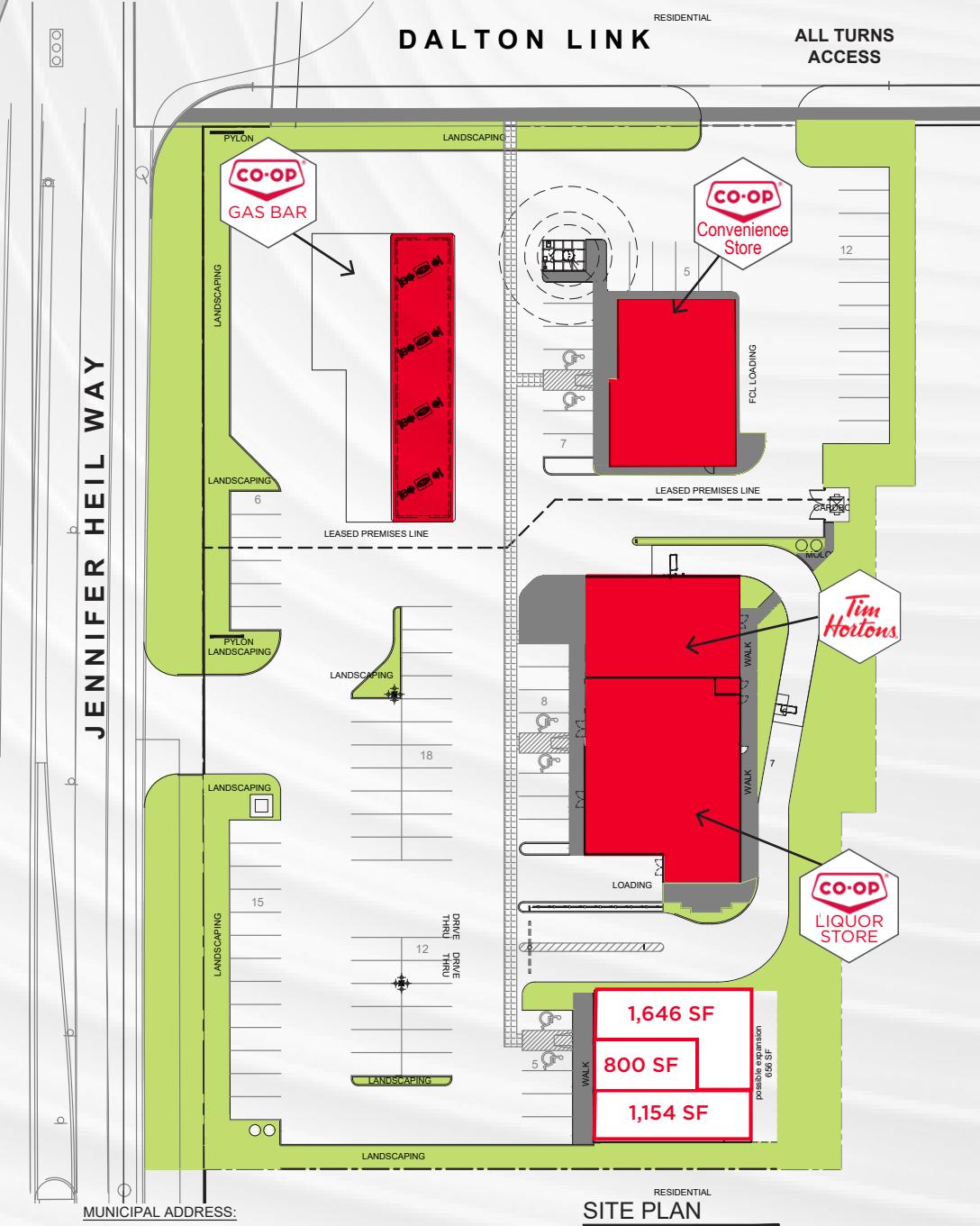
PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 1422641, Block 1, Lot 1

ZONING

C3 - Neighborhood Retail Service District



AERIAL



DEMOGRAPHICS



POPULATION & HOUSEHOLD SUMMARY

2016 Population (Census) **25,280**

2021 Population Estimate **29,307**

2024 Population Projection **31,714**



AVERAGE HOUSEHOLD INCOME 3KM RADIUS

Average household income of **\$115,661**



VEHICLES PER DAY

35,050 VPD on Yellowhead Highway

16,050 VPD on Jennifer Heil Way



**YELLOWHEAD HIGHWAY
(35,050 VPD)**

GROVE DRIVE (10,807 VPD)

JENNIFER HEIL WAY (16,050 VPD)

PROPERTY PHOTO & RENDERING



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