

FOR LEASE

# DEER PARK COMMERCIAL

Jennifer Heil Way & Dalton Link,  
Spruce Grove, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
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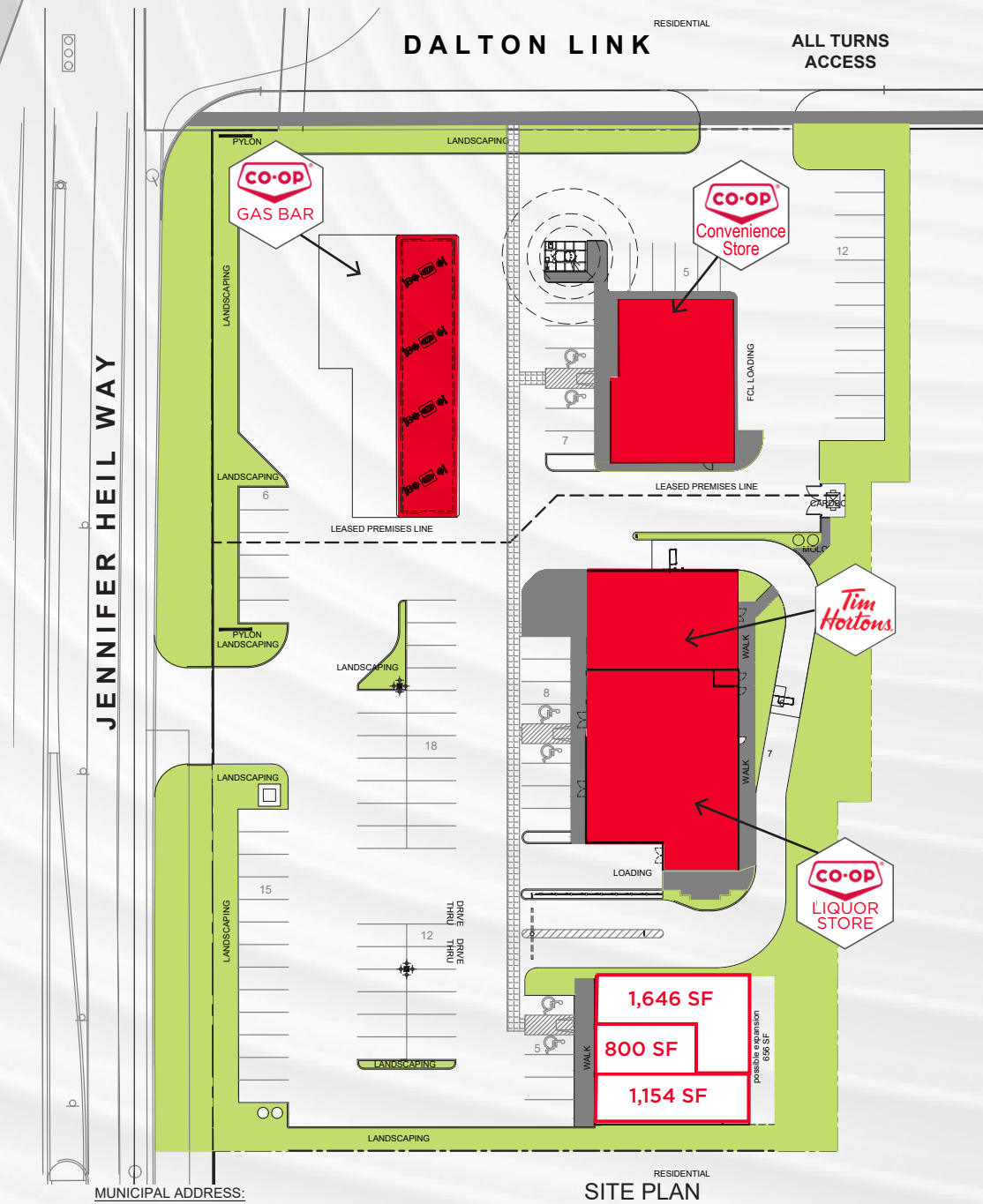
- New traffic controlled intersection
- 800 SF - 4,200 SF Retail Bays Available
- Join Tim Horton's & Co-op Gas, Co-op Convenience and Co-op Liquor

- 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

**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

GROVE DRIVE (10,807 VPD)

JENNIFER HEIL WAY (16,050 VPD)

**SITE**

YELLOWHEAD HIGHWAY  
(35,050 VPD)



# PROPERTY PHOTO & RENDERING



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