

FOR LEASE

HEARTLAND STATION

EXCITING OPPORTUNITY IN A GROCERY-ANCHORED COMMERCIAL SITE

Highway 28A, Gibbons, AB



FINAL BAY AVAILABLE IMMEDIATELY

1,206 SF

Jordan Murray

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LAST CHANCE TO BE A PART OF THE REGION'S NEWEST GROCERY ANCHORED CENTRE.



THE OPPORTUNITY

- A regional service centre with approximately a 10,000 resident trade area
- All directional controlled intersection on highway
- Highway frontage retail
- Close proximity to service Alberta Industrial Heartland
- Grocery anchored shopping centre
- Gateway to Fort McMurray, Cold Lake, and the rest of Northern Alberta
- Easy commuter access to Edmonton, Ft. Saskatchewan and Heartland Industrial.

PROPERTY DETAILS

Zoning	C2 Highway Commercial
Site Area:	4.5 Acres
Occupancy:	Immediately
Basic Rent:	Negotiable
Operating Costs:	\$9.00 per SF
Parking:	167 Surface Stalls

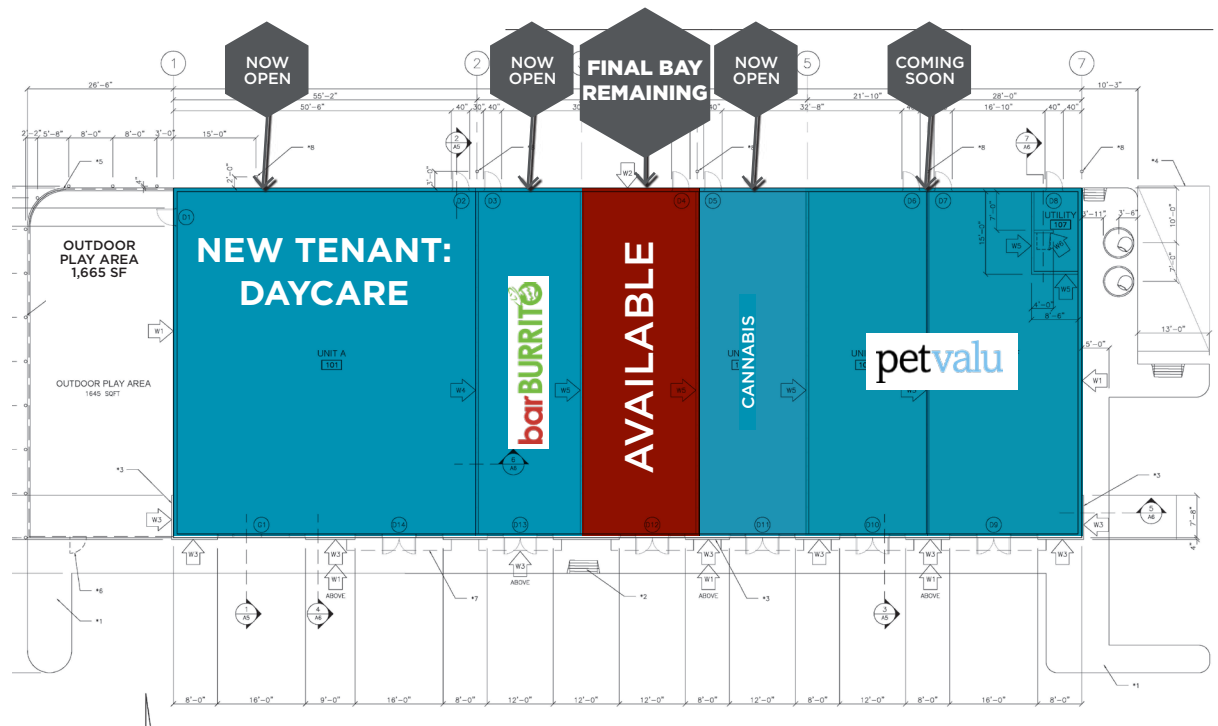
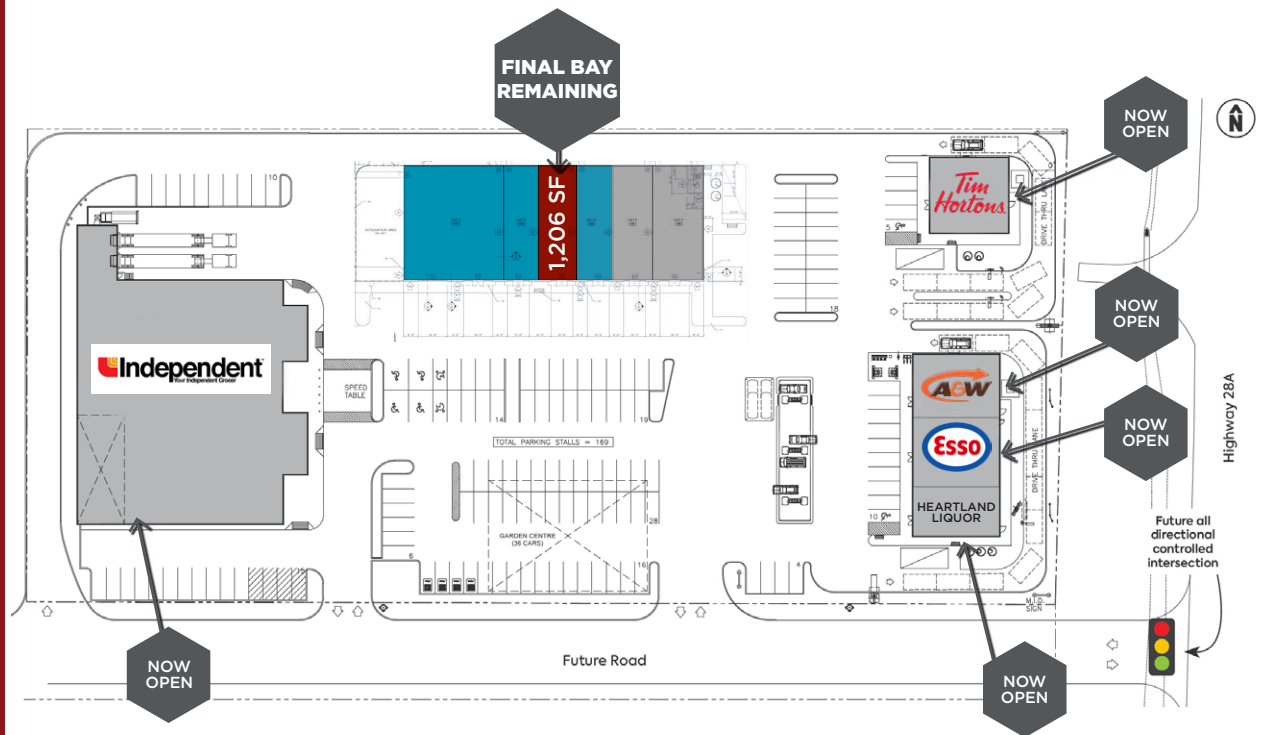
DEMOGRAPHICS

POPULATION			
1km	3km	10km	
1,930	3,690	8,276	

HOUSEHOLDS			
1km	3km	10km	
735	1,300	2,876	

AVERAGE INCOME			
1km	3km	5km	
\$127,681	\$139,260	\$141,160	

VEHICLES PER DAY	
20,000 VPD on Highway 28A	



PROPERTY PHOTOS





BON ACCORD

HIGHWAY 28 (6,390 VPD)

**HEARTLAND
STATION**

GIBBONS

HIGHWAY 28A (20,000 VPD)

DOWNTOWN GIBBONS: 2 MINS
BON ACCORD: 7 MINS
INDUSTRIAL HEARTLAND: 16 MINS
EDMONTON: 15 MINS



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