

FOR LEASE

THE MARKET AT CENTRE IN THE PARK

SWC of Festival Way
& Sherwood Drive
Sherwood Park, AB

NEW MIXED USE DEVELOPMENT WITH PRIME MAIN FLOOR RETAIL SPACE

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedm.com

Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 10, 2025.

PROPERTY HIGHLIGHTS

- New 40,000 SF development located directly across from Sherwood Park Mall.
- Market at Centre in the Park is a unique mixed use residential and retail development. Pedestrian walkways on site will contribute to easy access for residents and patrons to the centre.
- Tenants at the site include: H&W Produce (Now Open!), Ribeye Butcher, Pharmacy, Barber Shop, Complete Denture Clinic, Medical Clinic, Amazing Nails and Code Ninjas.
- Flexible bay sizes available (1,297 SF and up) can accommodate for a variety of uses.
- Excellent visibility and exposure to Festival Way and Sherwood Drive.
- Sherwood Drive sees over 24,000 vehicles per day.



DEMOGRAPHICS



POPULATION

1km	3km	5km
5,000	51,384	83,071



HOUSEHOLDS

1km	3km	5km
1,978	18,795	29,680



AVERAGE INCOME

1km	3km	5km
\$131,780	\$162,411	\$169,215



PROPERTY DETAILS

BASIC RENT

Market

ADDITIONAL RENT

\$13.10 per SF (estimated for 2025) +
Landlords Administration Fee

PARKING

Above ground parking on site for customers

AVAILABLE SIZES

±1,297 SF and up

RESIDENTIAL

80 suites on site, fully leased

USES WANTED



Restaurants, quick
service/fast foods &
liquor store



Medical: Optometry, dentist,
physiotherapist, hearing
clinic, chiropractor, medical
specialist, labs & x-ray



Financial, Insurance, financial
institution, accounting, business
services, registry & office

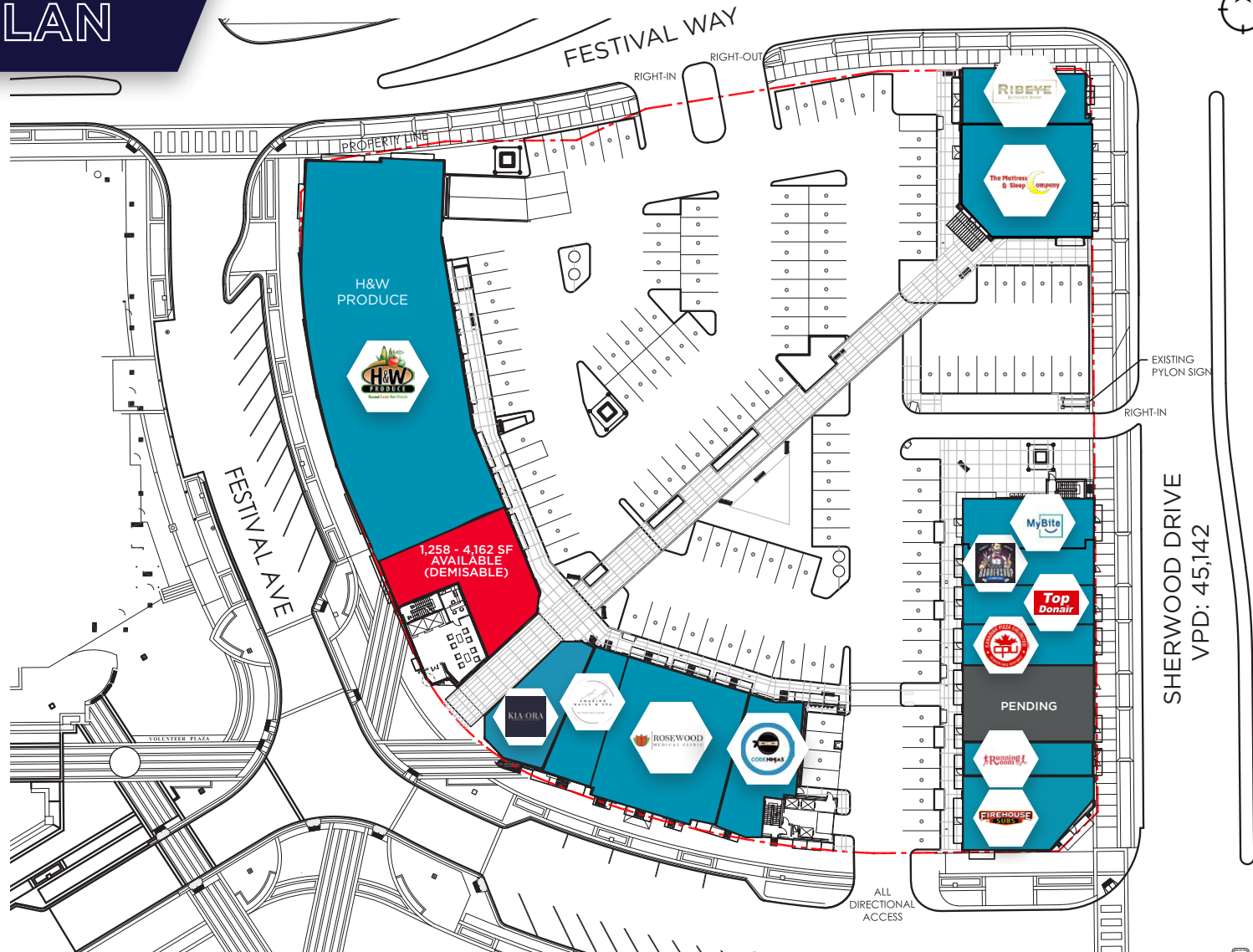


Florist, specialty sports,
convenience store, jewelry
and clothing boutique



Services: Hair salon, spa &
fitness, dry cleaner & tailor

SITE PLAN



CUSHMAN & WAKEFIELD
Edmonton

Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedm.com

Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 10, 2025