

NOW UNDER CONSTRUCTION

Highway Exposure
Retail with Drive-Thru



FOR LEASE
**EASTGATE
SQUARE**

NWC 108 Avenue & 100 Street,
Westlock, AB

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PROPERTY HIGHLIGHTS

- Tremendous new drive-thru and retail opportunity
- Highway exposure along a heavy commuter traffic corridor
- Possession 2026
- 1,000 - 13,000 SF
- Zoning – Retail Commercial

THE OPPORTUNITY

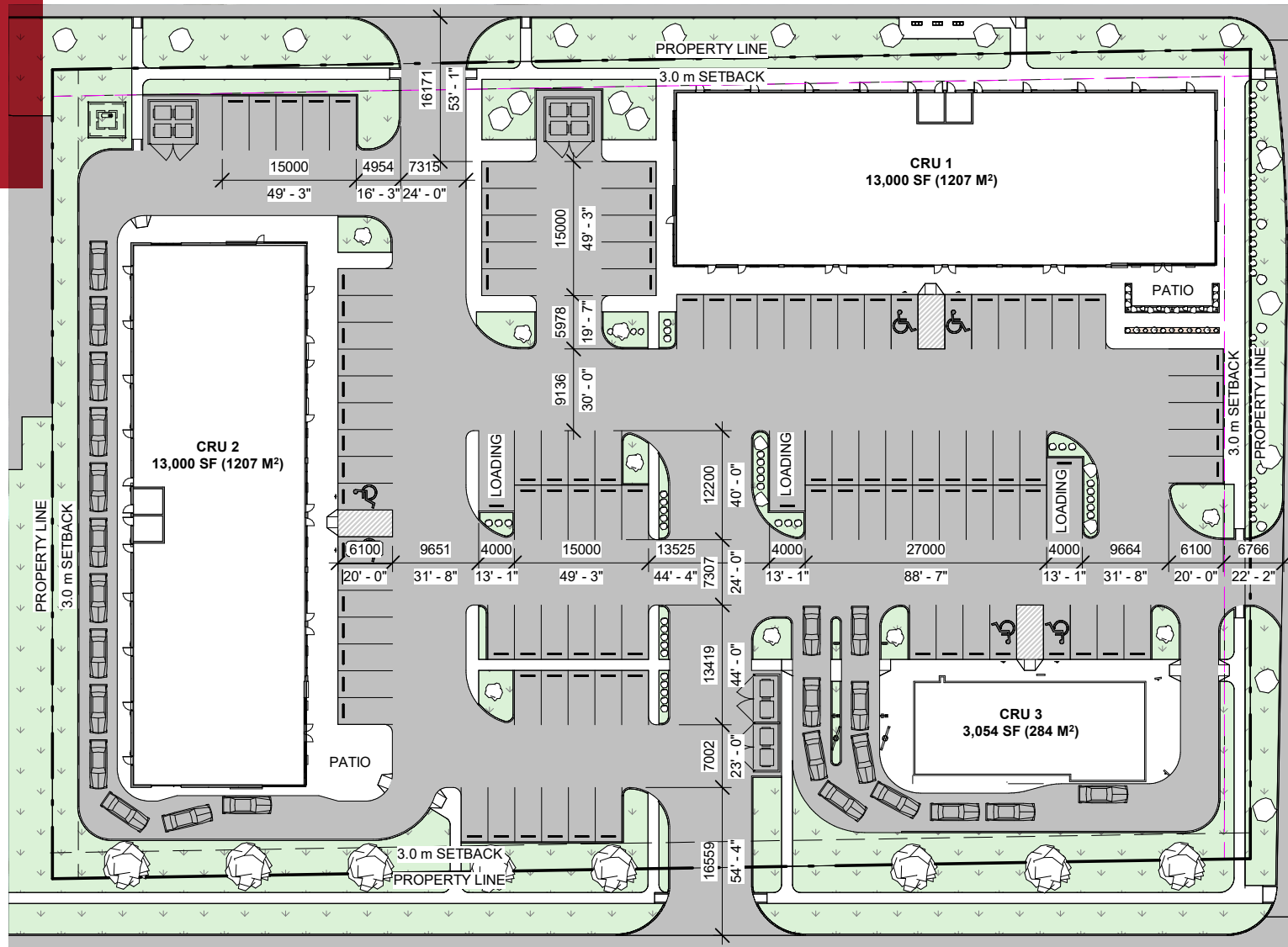
The community of Westlock offers an exciting opportunity for retail investment, with its position along major transportation routes like Highway 44 and proximity to the Greater Edmonton region. The town boasts a growing population, a vibrant agricultural economy, and serves as a regional hub for surrounding rural communities. Westlock's low business costs, supportive local government, and access to a skilled workforce make it an attractive option for investment. With ongoing residential growth and a need for more retail options, businesses can capitalize on the expanding demand for goods and services in this underserved market.

PROPERTY PHOTOS

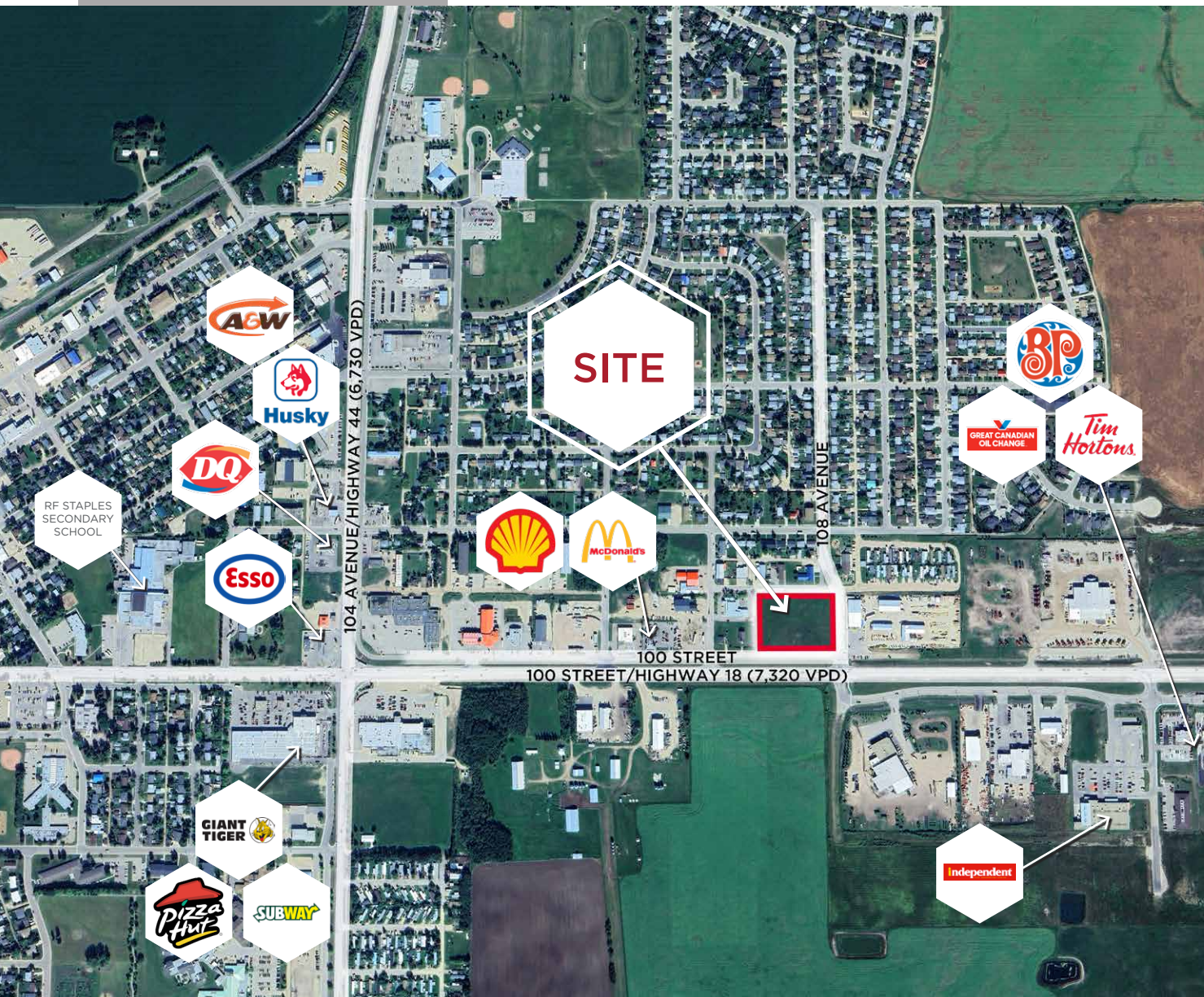


SITE PLAN

The site plan illustrates a commercial development layout. It features three primary commercial units: CRU 1 (13,000 SF / 1207 M²) located in the upper right, CRU 2 (13,000 SF / 1207 M²) in the middle left, and CRU 3 (3,054 SF / 284 M²) in the lower right. The plan includes extensive parking areas with individual parking spaces marked, several loading docks labeled 'LOADING', and two patio areas. The site is bounded by a 'PROPERTY LINE' with '3.0 m SETBACK' requirements indicated on all sides. Numerous dimensions are provided in feet and inches (e.g., 15000, 49'-3", 16171, 53'-1") to specify the size of buildings, parking lots, and setbacks. The plan also shows landscaping elements like trees and shrubs, and a small 'ABC SIGNAGE' building is visible in the background of the aerial view.



AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
2,414	5,340	5,455



AVERAGE INCOME

1KM	3KM	5KM
\$100,336	\$94,301	\$95,233



HOUSEHOLD

1KM	3KM	5KM
919	2,198	2,245



VEHICLES PER DAY

7,320 on Highway 18
6,730 on Highway 44