

WATERFORD PLACE

Waterford Boulevard
Chestermere, AB



A NEW RETAIL DESTINATION IN ONE OF ALBERTA'S FASTEST-GROWING COMMUNITIES

Position your business in the heart of Chestermere's expanding residential corridor at **Waterford Place** — a modern retail development designed to serve the needs of a rapidly growing and highly connected community.

Strategically located along Waterford Boulevard, this new commercial plaza offers exceptional visibility, convenient access, and strong exposure to both local residents and commuter traffic. Surrounded by new residential growth and family-oriented neighbourhoods, Waterford Plaza presents an ideal opportunity for retailers, restaurants, medical users, professional services, and convenience-oriented businesses.



ADDITIONAL PROPERTY INFO:

Legal Description:	Plan 2510363; Block 28; Lot 1
Available Units:	Units starting 1,200 SF
Building #1:	Total of 9,601 SF 8 Units
Building #2:	13 Medical Clinics: 17,163 SF Restaurant: 6,484 SF
Building #3:	Total of 9,612 SF 8 Units
Lease Rates:	Contact agent
Operating Cost:	\$12.00 PSF
Parking:	119 parking lot / 4 barrier free lot
Occupancy:	Q2 2027

PROPERTY HIGHLIGHTS



New retail development in high-growth trade area



Prime frontage along Waterford Boulevard



Flexible CRU opportunities available



Excellent exposure and accessibility



Ample on-site parking



Modern architecture and professionally designed storefronts

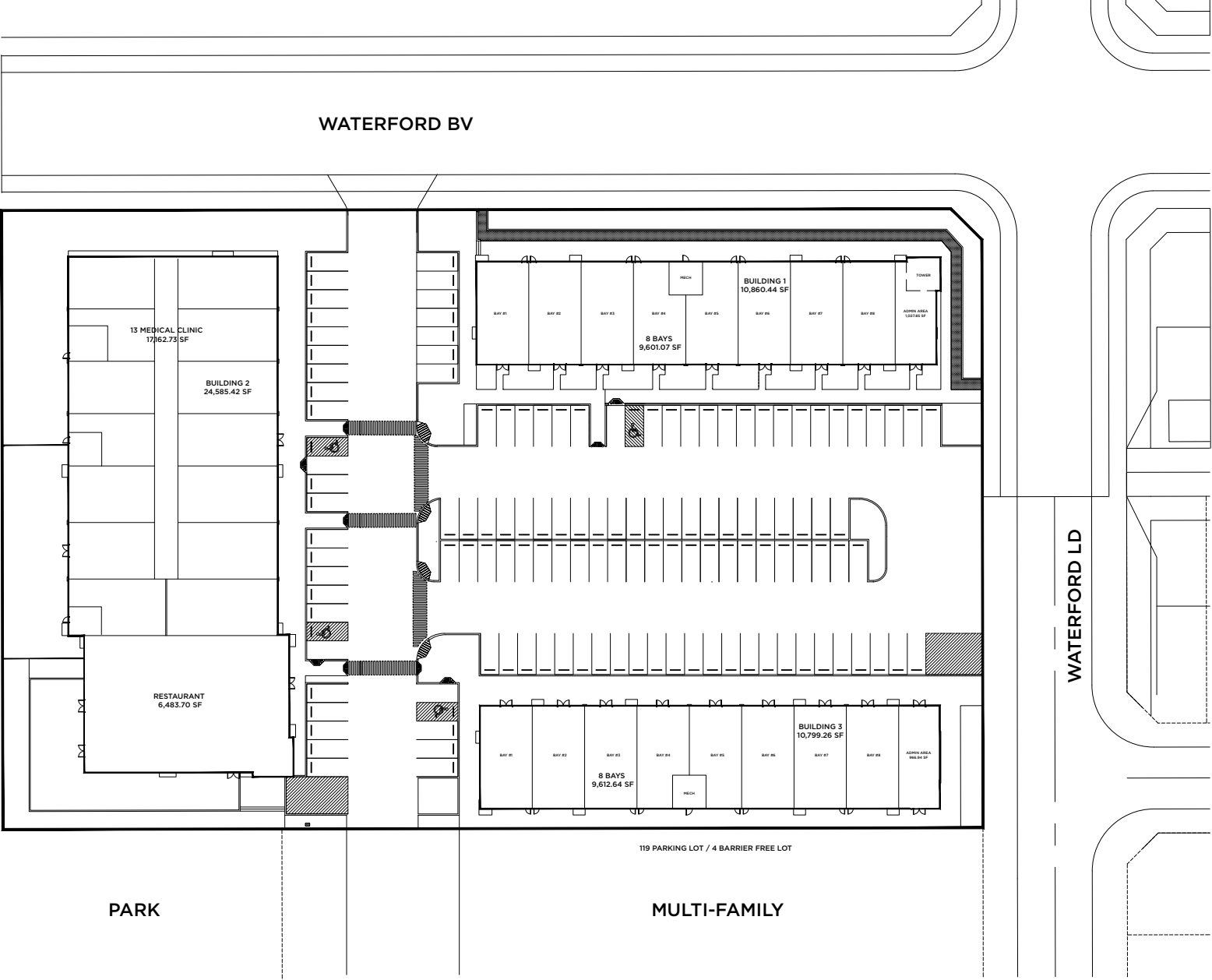


Strong daytime and residential population growth



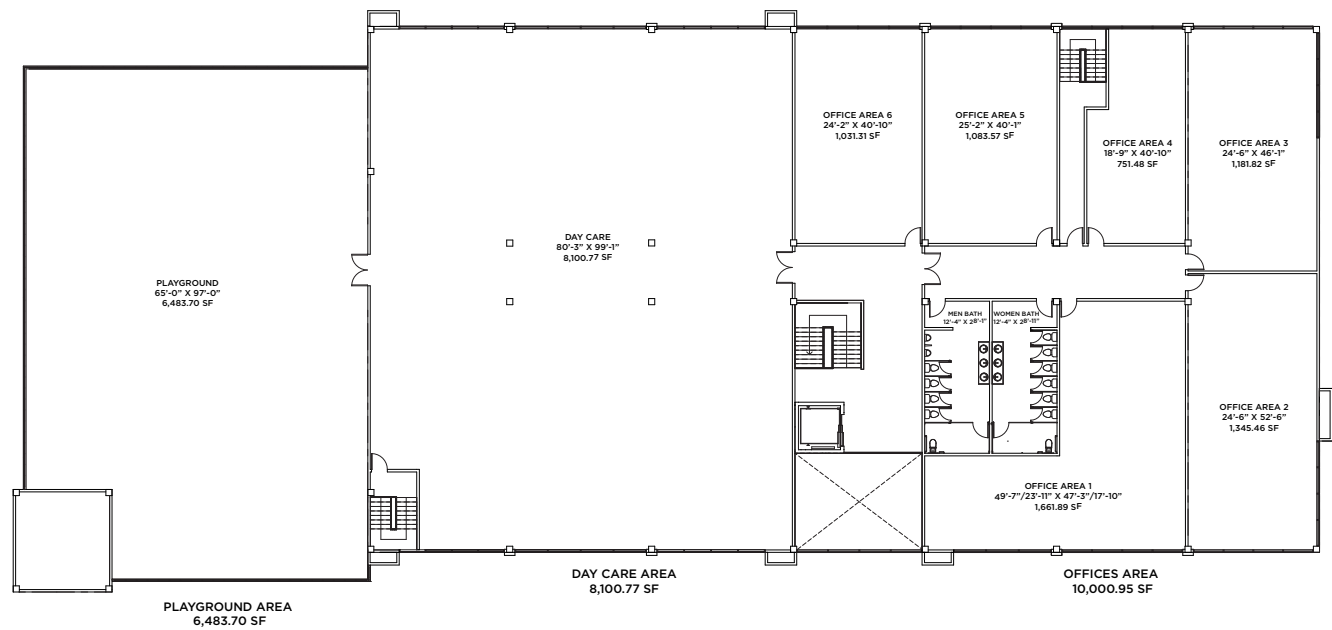
Opportunities for food service, medical, retail, and service-based tenants

SITE PLAN

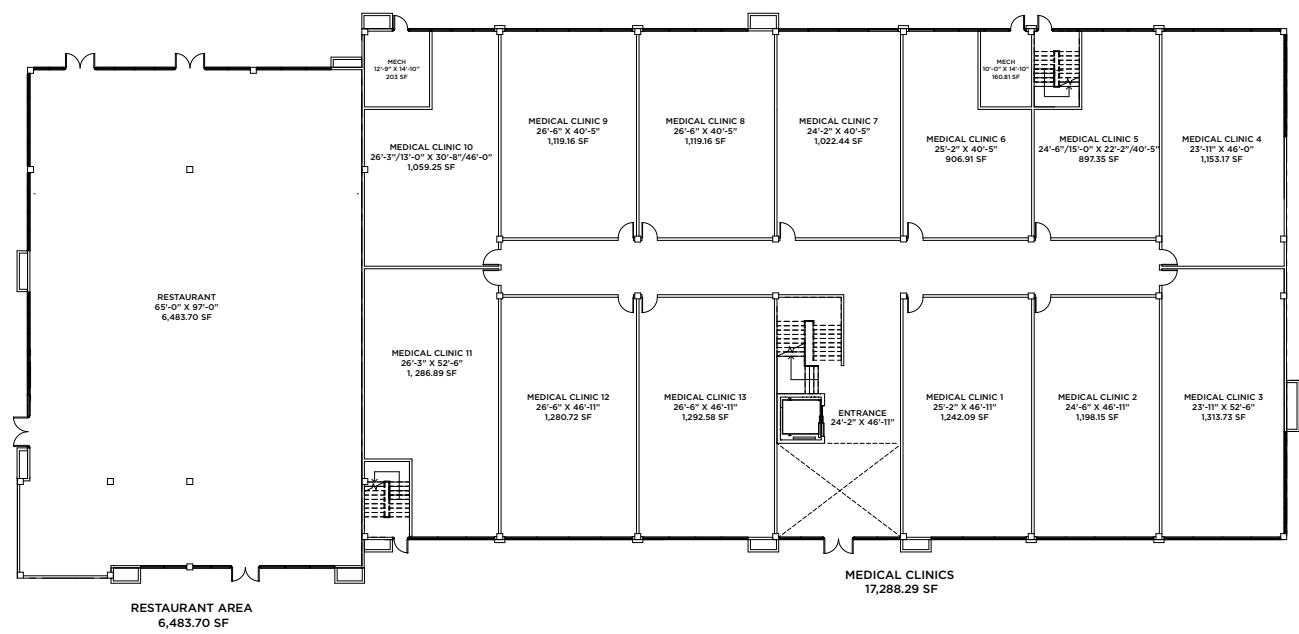


FLOOR PLAN

FIRST FLOOR B2



MAIN FLOOR



AMENITIES MAP



DEMOGRAPHICS WITHIN 3 KM

**AVERAGE
HOUSEHOLD
INCOME**

\$158,519.12



**AVERAGE
AGE**

36.3



**AVERAGE
SIZE OF
FAMILIES**

3 MEMBERS



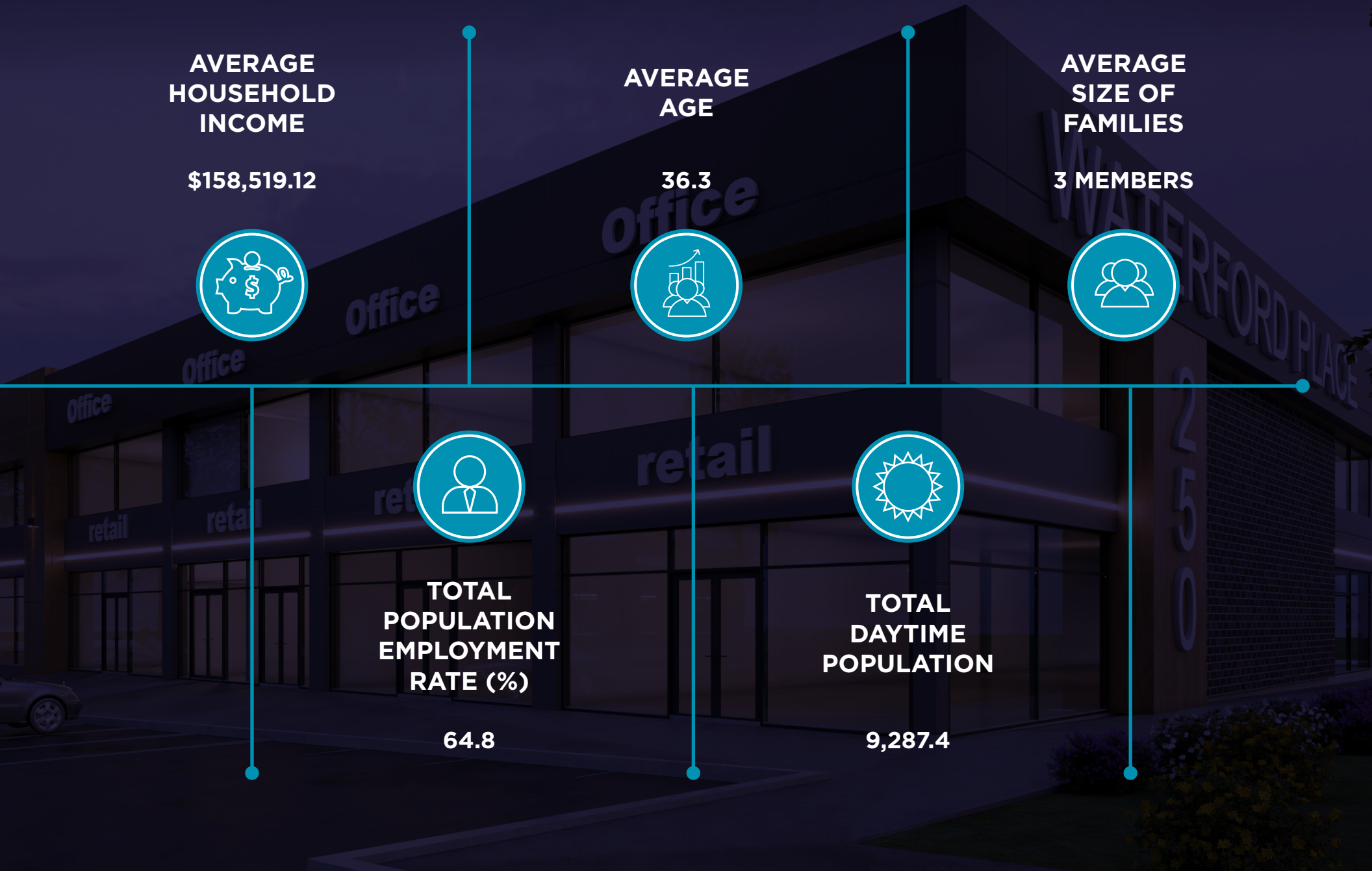
**TOTAL
POPULATION
EMPLOYMENT
RATE (%)**

64.8



**TOTAL
DAYTIME
POPULATION**

9,287.4



IDEAL TENANT MIX

Waterford Plaza is well suited for:

- Restaurants & cafés
- Medical & wellness users
- Professional services
- Boutique retail
- Fitness & personal care
- Convenience retail
- Financial institutions
- Daycare & educational services



Leasing Opportunities Available

Join a dynamic new retail destination designed to serve the evolving needs of Chestermere's growing population.



**WATERFORD
PLACE**



**CUSHMAN &
WAKEFIELD**

CONTACT

JONATHAN GHERON

Vice President

+1 403 261 1156

jonathan.gheron@cushwake.com

CUSHMAN & WAKEFIELD ULC

250 6 Avenue SW, Suite 2400

Calgary, AB T2P 3H7

+1 403 261 1111

cushmanwakefield.com