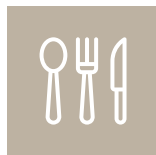


# the shoppes at windermere south

Southwest | Edmonton, Alberta



RETAIL



DINING



MEDICAL



ENTERTAINMENT



LEASING INQUIRIES

Colin Peter | 403.268.6640 | cpeter@harvard.ca

# SITE AERIAL



Join retailers Tim Hortons, Co-op, Brightpath and others in a brand new retail development located within one of the most affluent and rapidly-growing areas of Edmonton. The Shoppes at Windermere South is located in Southwest Edmonton at the high traffic corner of Ellerslie Road and 170 Street.

## SITE ATTRIBUTES

### SITE AREA

15 acres

### LEASABLE AREA

120,000 sq.ft.

\* CRU & PAD opportunities available

\* Located in Edmonton's rapidly growing Southwest

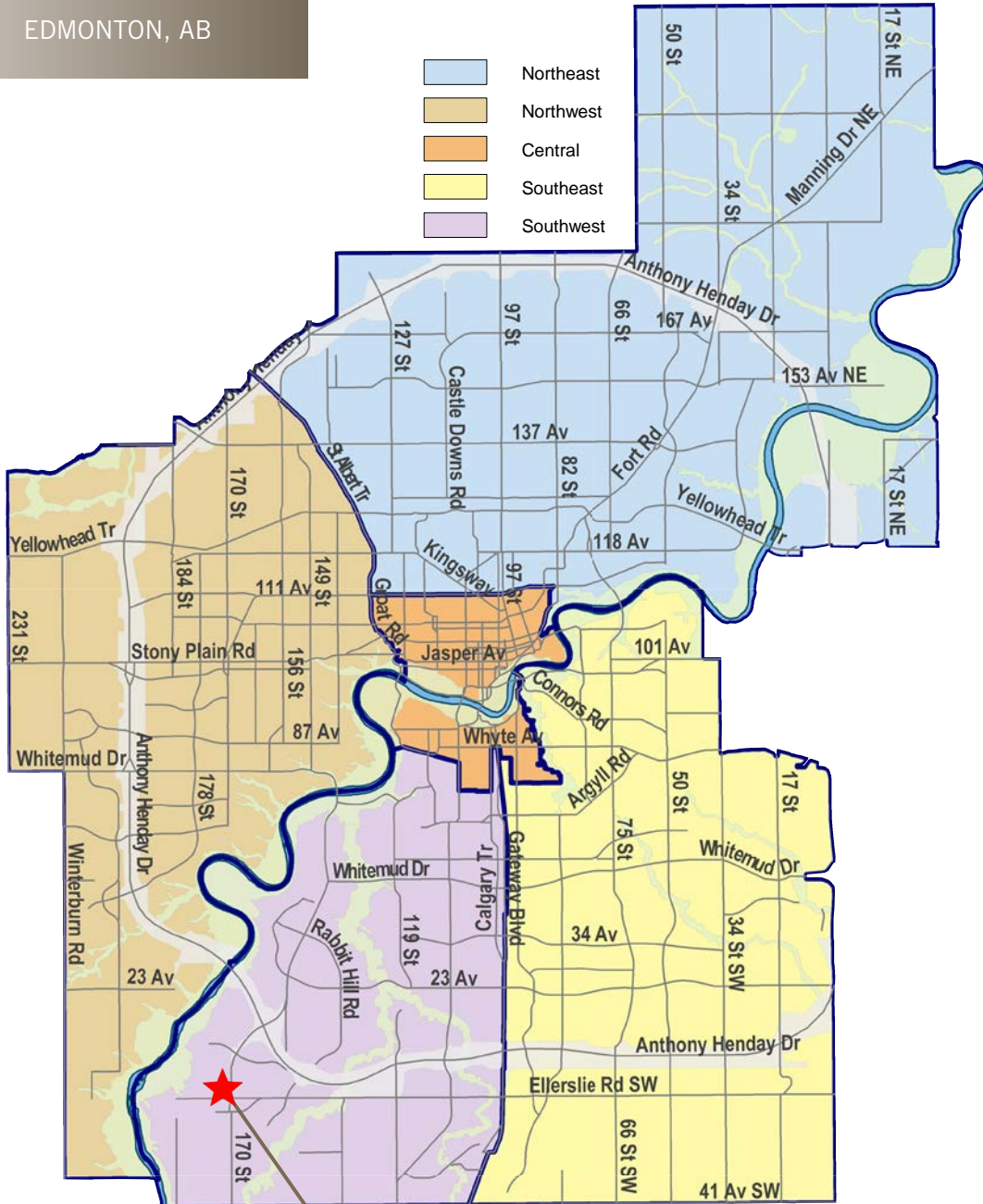
## MARKET INFORMATION

- The Windermere - Southwest Edmonton market has a population of 185,000 people residing in 68,432 households. The market accounts for 13.63% of Edmonton's population.
- Edmonton's population has increased by 22,341 since 2019 and now sits at 1,047,003 (source: regionaldashboard.alberta.ca)
- 68% of primary trade area population has post-secondary education
- The average annual household income for the Windermere district exceeds \$160,000.

# SITE PLAN



EDMONTON, AB



WINDERMERE SOUTH  
NORTHWEST CORNER OF ELLERSLIE ROAD / 170 STREET