

FOR LEASE GROVE PLAZA

100 KING STREET, SPRUCE GROVE, AB



▶ 1,148 SF

▶ Casey McClelland

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OPPORTUNITY

This established main floor retail space will provide high exposure and amazing store frontage to any business located in Spruce Grove. Anchored by Harvey's and Part Source, Grove Plaza is well located with exceptional visibility from Highway 16A and can be easily accessed from Highway 16.

HIGHLIGHTS

- Vacancy: Unit 17, 1,148 SF, Newly Built out and previously occupied by a Vape Shop
- Excellent high exposure to over 27,160 vehicles per day along Highway 16A
- Daytime population reaches an impressive total of 26,205
- Convenient access to major arteries Highway 16A and Yellowhead Highway
- Join Harvey's, Mary Brown's, Esso, Part Source, Imperial Liquor, Martial Arts, Yoga Studio, Dynamic Beauty, Dance Studio, Ewyn Weightloss, Pizza and more

AREA + STATS / GROVE PLAZA

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The vibrant and dynamic City of Spruce Grove is located just 11 km west of Edmonton with a total population of 35,766 in 2018. With a range of housing options, excellent schools, plenty of sports and culture opportunities, medical facilities, and a diverse business community, Spruce Grove provides businesses with an amazing opportunity.

Yellowhead Highway	10 minutes
Acheson	11 minutes
Stony Plain	12 minutes
Downtown Edmonton	40 minutes



27,160
vehicles per day



EXPOSURE
Arterial Road
Highway 16A



PARKING
ample on-site
surface stalls



TRANSIT
in convenient
proximity



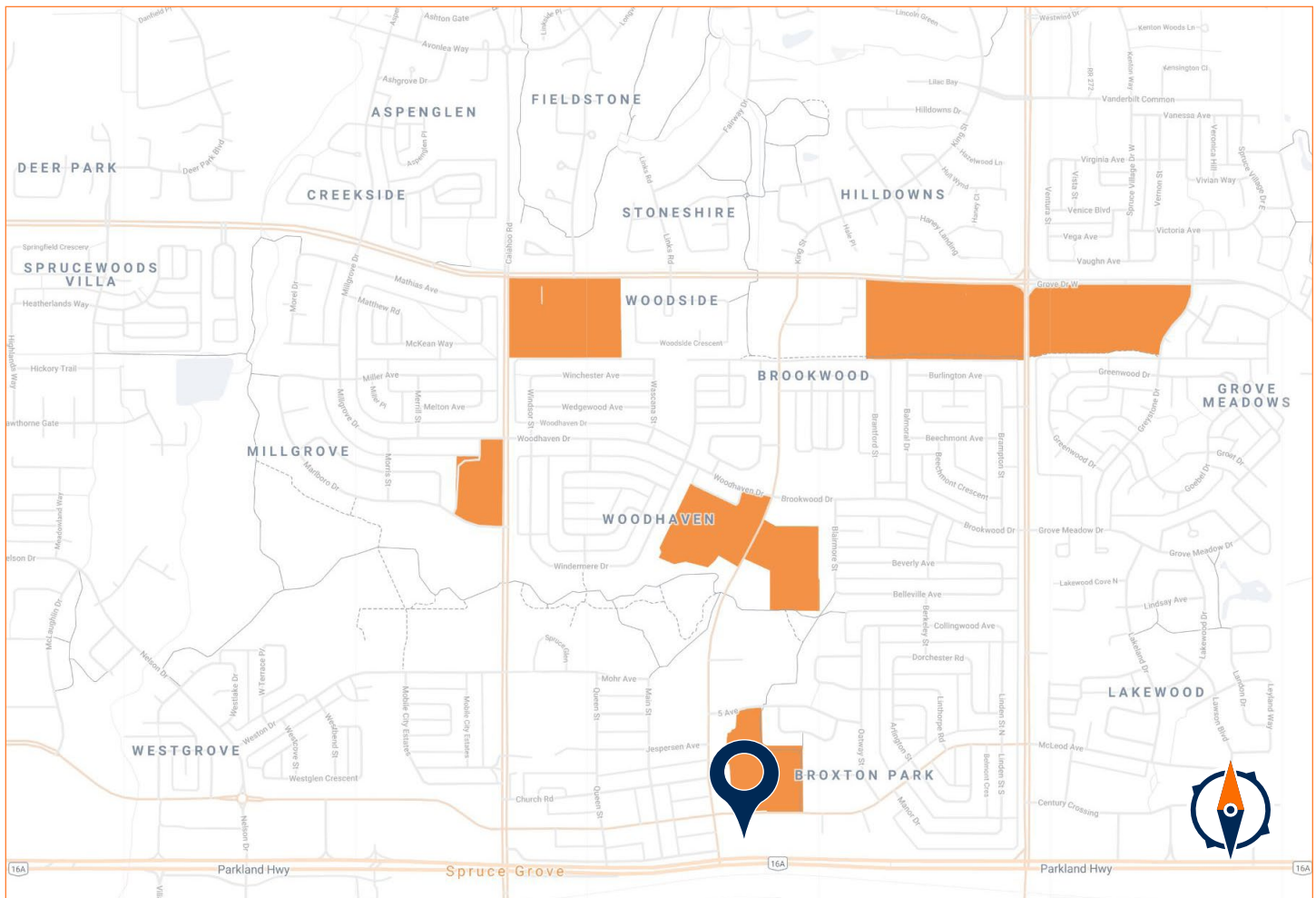
\$120,558
household income
average within 3 km



25,913
population
within 3 km



MAIN FLOOR
high exposure
retail space



DETAILS + SITE MAP / GROVE PLAZA

100 KING STREET, SPRUCE GROVE, AB

Municipal Address: 100 King Street, Spruce Grove

Operating Costs: \$8.50/SF (Estimate)

Signage: Pylon signage available

Unit 17: 1,148 SF
(Built out Medi Spa)

Lease Rate: Market





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