

NISKU TRUCK STOP

8020 Sparrow Drive, Leduc, AB

1,277 – 2,844 SF

COMMERCIAL BAYS
AVAILABLE

RETAIL FOR LEASE

GABRIEL LORIEAU

Partner

780.222.4229

gabriel.lorieau@omada-cre.com



- Two contiguous retail units available totalling 1,277 SF and 1,567 SF, with the ability to combine into 2,844 SF in a busy truck stop and service commercial centre catering to Nisku's industrial workforce
- Unit 101 is a former cannabis retail store with existing improvements
- Unit 103 is a fixtured vape retail store offering significant value for similar users
- Excellent exposure along Sparrow Drive with convenient access to Highway 2, Edmonton International Airport and the Nisku Business Park
- Strong existing tenant mix including convenience retail, liquor store, restaurant, lounge and grocery uses

PROPERTY FEATURES

Vacancy	Unit 101 - 1,277 SF
	Unit 103 - 1,567 SF
	Option to combine - 2,844 SF
Available	Immediately
Address	8020 Sparrow Drive, Leduc, AB
Basic Rent	Market
Op Costs	TBD
Parking	Ample surface parking
Signage	Building signage available
Tenant Mix	Petro Canada, Nisku Liquor Store, Basha Donair, Coasters Lounge, Convenience Store, Subway

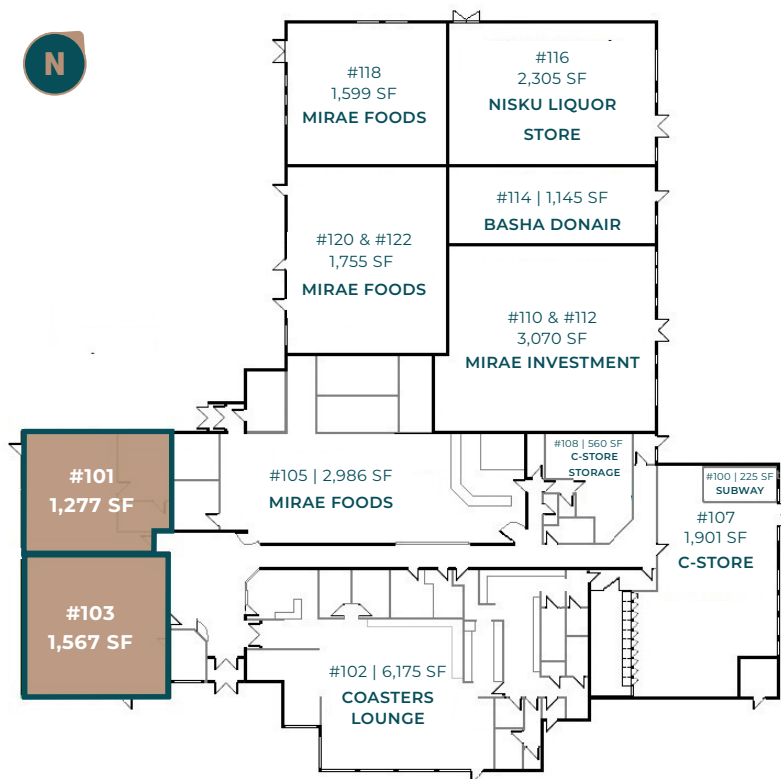


UNIT 101



UNIT 103

FLOOR PLAN



HIGH TRAFFIC LOCATION



ABUNDANT PARKING



FIXTURED RETAIL

THE OPPORTUNITY

Nisku Truck Stop offers a unique leasing opportunity within one of Alberta's busiest industrial and logistics hubs. Positioned along Sparrow Drive in the heart of Nisku Business Park, the property benefits from a steady customer base consisting of local employees, truck drivers, airport travelers and surrounding industrial businesses.

Two adjacent retail units are currently available and can be leased individually or combined to create approximately 2,844 square feet. Unit 101 was previously occupied by a licensed cannabis retailer, while Unit 103 is currently fixtured for a vape retailer, making them excellent opportunities for similar operators seeking to minimize start-up costs. The landlord is also open to a variety of complementary retail and service commercial uses that will enhance the existing tenant mix.

With ample parking, excellent accessibility and an established customer base, Nisku Truck Stop provides an exceptional opportunity for retailers looking to establish themselves in one of the Edmonton Region's strongest employment nodes.



AREA DEMOGRAPHICS

2 KM RADIUS

18,372

DAYTIME POPULATION

8,751 residents
5.2% growth (2018-2025)
5.1 % projected growth (2025-2030)

26.6%

20-39 YRS

0-19 yrs = 22.1%
40-59 yrs = 20.5%
60+ yrs = 26.8%

\$106,975

AVERAGE HOUSEHOLD INCOME

23.5% earn \$60-100,000
41.0% earn \$100,000+

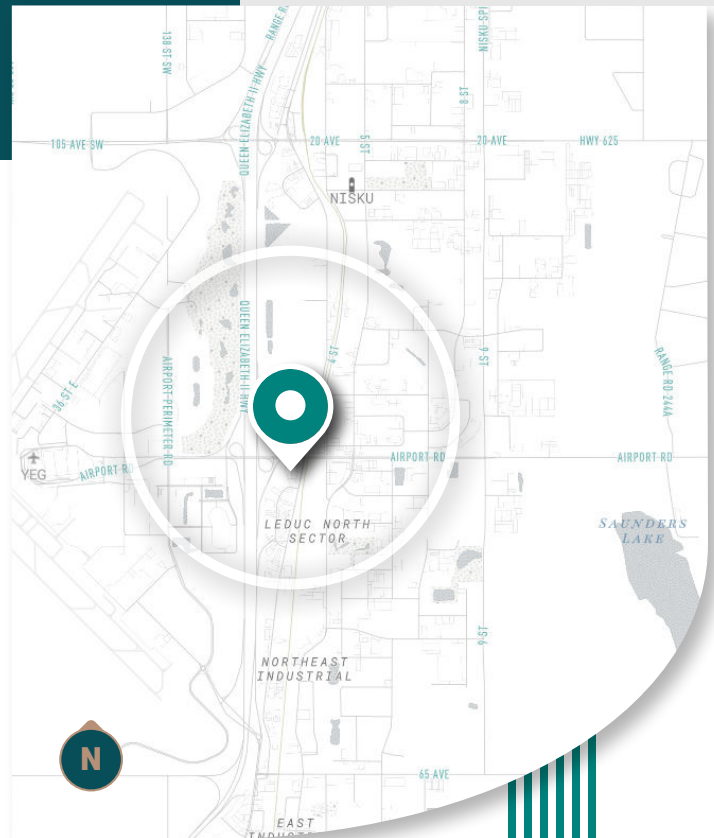
CONTACT US

GABRIEL LORIEAU

Partner

780.222.4229

gabriel.lorieau@omada-cre.com



This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. August 7, 2026

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

Omada
COMMERCIAL