

SHOPPES AT HILLSHIRE

661 Wye Road, Sherwood Park AB

MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

FOR LEASE

SHOPPES AT HILLSHIRE

LOCATION HIGHLIGHTS

- Prime exposure on Wye Road corridor
- 22,113 vehicles/day on Wye Road
- Signalized access at Range Rd 231
- Minutes to Baseline Rd & Hwy 21
- Surrounded by growing rooftops

PROPERTY ADVANTAGE

- Modern mixed-use commercial hub
- Sizes from 952 to 4,952 sq. ft.
- Lease rates starting at \$35 PSF
- Op Costs est. \$15.00 PSF (2026)
- Join Pharmasave, Starbucks, Shell

COME JOIN OUR GROWING COMMUNITY!

TRANSPORTATION LINKS

- Frontage on Wye Road corridor
- Easy access to Hwy 16 & Hwy 21
- Quick route to Sherwood Dr
- Strong commuter traffic daily

SURROUNDING DEMOGRAPHICS


- Located in Hillshire, Sherwood Park
- 71,536 people within 5 km
- Avg household income \$175K+
- Fast-growing family community
- Strong daytime & local demand




AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT

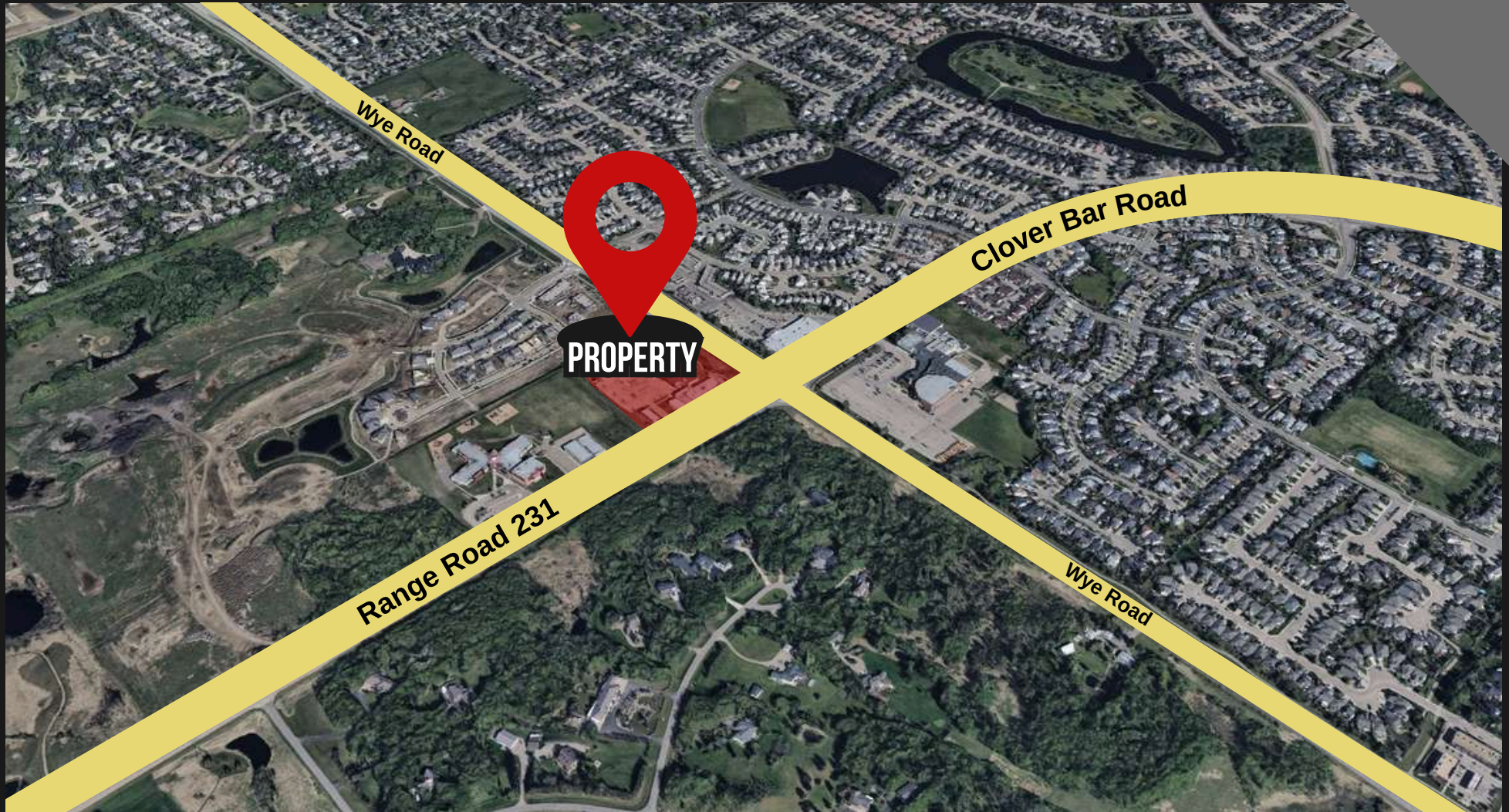
	Median household income	\$168,000
	Average household income	\$195,000
	Unemployment rate	4.8%

POPULATION

	Total population	6,192
	Population density	2,950 people/km ²
	Median age	39.2 years

WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS



PROPERTY & TRANSACTION INFORMATION

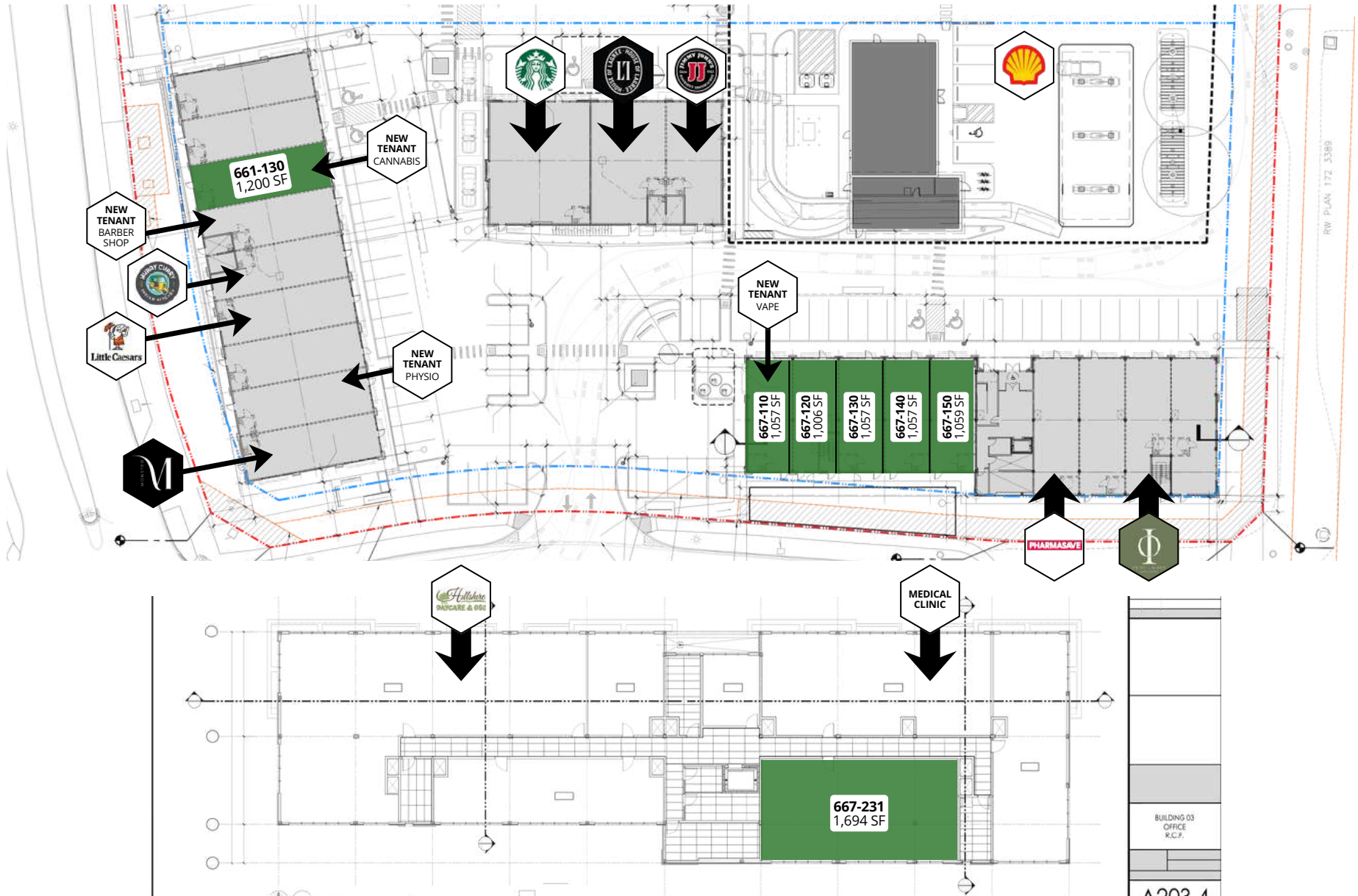
Transaction Type	For Lease
Lease Rate (Main Floor)	Starting at \$35.00 PSF
Lease Rate (Second Floor)	Starting at \$30.00 PSF
Op Costs	\$15.00 PSF (Estimated for 2026)
Address	661 Wye Road, Sherwood Park, AB
Legal Address	Plan 2320295 Block 3 Lot 1
Zoning	C1 Community Commercial

PROPERTY PHOTOS



The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.


OVERALL SITE PLAN



CONTACT US


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