

FOR SALE Kensington Shop

Northwest Corner of 84 Avenue & 116 Street Grande Prairie, AB

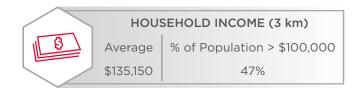


## Retail/Multi Family Development From 30 to 330 Acres

### **Property Highlights**

- Located on 116 Street, a major arterial road
- Traffic count by the site is in excess of 21,262 (2017) vehicles per day
- Grande Prairie currently has 69,133 residents
- Trade area of 289,000 people
- Immediate population: 13,629 (2019)
- Average household income of \$135,150 (3 km radius)
- Over 47% of households earn over \$100,000/year
- Titles available immediately/roads complete
- Plan ready to be registered
- Zoning: CN (Arterial Commercial District)

Doug Bauer	Jeff McCammon
Senior Associate	Partner
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Aerial



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Jeff McCammon Partner 780 445 0026

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**CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

# CUSHMAN & WAKEFIELD Edmonton

## FOR SALE Kensington Shop Northwest Corner of 84 Avenue & 116 Street Grande Prairie, AB

### Demographics

BUSINESSES			POPULATION & HOUSEHOLD SUMMARY			INCOME		
N	lajor Retailers			0 - 3 km	CSD		0 - 3 km	CSD
Retailer Name	Address	Dist. (km)	2016 Population (Census)	13,090	65,702	Under \$20K	316	1,697
Winners	9801 - 116Th St.	1.03	2019 Population Estimate	13,559	69,133	\$20 - \$40K	341	2,382
Best Buy Canada	9817 116Th St.	1.18	2022 Population Projection	14,235	73,220	\$40 - \$60K	479	2,875
Costco Wholesale Corp.	9901 116 St	1.24				\$60 - \$80K	445	2,777
Canadian Tire	11601 - 104 Avenue	1.66	% Pop. Change (2016-19)	3.6%	5.2%	\$80 - \$100K	680	3,587
The Home Depot	11222 103Rd Avenue	1.90	% Pop. Change (2019-22)	5.0%	5.9%	\$100 - \$125K	656	3,431
Walmart Canada	11050 103Rd Ave.	2.13				\$125 - \$150K	722	3,471
Rona Canada	10950-102Ave Gateway F	2.22	Families in Private HHs	3,683	18,920	\$150 - \$200K	914	4,154
Staples Canada	10160 108Th Street	2.36	Couple census families	3,155	16,072	\$200K +	364	1,792
Dollarama	10350 108 St	2.42	Without children	1,274	7,153			
Dollarama	11012 100 St	4.24	With children	1,881	8,919			
	ery & Drug Stores	<b>D</b> : ( () )	Lone-parent families	528	2,848	Average Household Income		\$ 123,200
<u>G &amp; D Name</u> Nofrills	Address 10702 83Rd Ave	Dist. (km)	Average Persons Per Family	3.0	3.0	Median Household Income	\$ 107,538	\$ 98,865
Nofrills	10702 83Rd Ave	1.93 2.06	% Populatio	n = 0.2  km		% Households by I	$n_{0} = 0$	km
Shoppers Drug Mart	10702 83Rd Ave 10720 78Th Avenue	2.00	% Populatio	II - 0 - 3 KIII		% Households by I	ncome - 0 - 3	• NIII
Save-On-Foods Canada	10720 7811 Avenue 10819 - 106Th Avenue	2.07	■ 0 - 3 km	Grande Prairie CS	D			
Safeway Canada	8100-100 Street	3.41	<u> </u>			■ 0 - 3 km	Grande Prairie	e CSD
Shoppers Drug Mart	9701 84Th Ave, Unit 5	3.95	55+			20%		
Federated Co-Operatives		3.96						_
Safeway Canada	9925 -114 Avenue	4.54	25-54			18%		
Shoppers Drug Mart	11801 100Th St	4.81				16%		
#VALUE!	#VALUE!	#VALUE!	0-24			14%		
	Banks		0% 10% 20%	30% 40% 50	% 60%	12%		
Bank Name	Address	Dist. (km)	% Household \$	Size - 0 - 3 km		10%		
Scotiabank Canada	9829 116th Street,	0.78						
Canadian Imperial Bank o	f (9825 - 116th Street	0.82	🔳 0 - 3 km	Grande Prairie	CSD	8%		
Royal Bank of Canada	10720 80 Ave	1.23	40%			6%		
BMO Financial	10705 WEST SIDE DRIV	1.37	35%			4%		
TD Canada Trust	10704 West Side Dr	1.42	30%			2%		
Canadian Imperial Bank o	f (9933 - 100th Avenue	2.34	25%					
Scotiabank Canada	9834 100th Avenue,	2.47	15%			0%		
Royal Bank of Canada	9815 98Th St	2.59	10%			soft soft soft soft soft soft	- the the	ot at
			5%			UNAR SAT SAT SAT SAT SAT SAT	لکه <sup>در</sup> وه ۲/وه `ري کړ کړ	s 300.
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	AGE		LABOR FORCE 8		S	EXPENDITURES P		HOLD
		CSD	LABOR FORCE 8			EXPENDITURES P	ER HOUSE	
Population by Age	0 - 3 km	<b>CSD</b> 69,133		CCCUPATION 0 - 3 km 8,140	S CSD 41,723	EXPENDITURES P		HOLD CSD \$ 72,162
Population by Age 0 to 4 years	<b>0 - 3 km</b> 13,559		LABOR FORCE & Labour Force by Occupation A Management	0 - 3 km	CSD		ER HOUSE 0 - 3 km	CSD
Population by Age 0 to 4 years 5 to 19 years	0 - 3 km	69,133	Labour Force by Occupation	<b>0 - 3 km</b> 8,140	<b>CSD</b> 41,723	Expenditure Per Household	ER HOUSE 0 - 3 km \$ 75,570	CSD \$ 72,162
0 to 4 years	<b>0 - 3 km</b> 13,559 1,261	69,133 5,724	Labour Force by Occupation A Management	<b>0 - 3 km</b> 8,140 757	CSD 41,723 3,883	Expenditure Per Household Food	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964	<b>CSD</b> \$ 72,162 \$ 9,546
0 to 4 years 5 to 19 years	<b>0 - 3 km</b> 13,559 1,261 2,632	69,133 5,724 13,024	Labour Force by Occupation A Management B Business & Finance	<b>0 - 3 km</b> 8,140 757 1,177	CSD 41,723 3,883 5,529	Expenditure Per Household Food Shelter	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771	CSD \$ 72,162 \$ 9,546 \$ 20,814
0 to 4 years 5 to 19 years 20 to 24 years	<b>0 - 3 km</b> 13,559 1,261 2,632 1,102	69,133 5,724 13,024 5,434	Labour Force by Occupation A Management B Business & Finance C Natural Sciences	<b>0 - 3 km</b> 8,140 757 1,177 457	CSD 41,723 3,883 5,529 2,310	Expenditure Per Household Food Shelter Household operation	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674	CSD \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412
0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years	<b>0 - 3 km</b> 13,559 1,261 2,632 1,102 3,263	69,133 5,724 13,024 5,434 14,900	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health	<b>0 - 3 km</b> 8,140 757 1,177 457 520	CSD 41,723 3,883 5,529 2,310 2,405	Expenditure Per Household Food Shelter Household operation Household equipment	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723	<b>CSD</b> \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602
0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years 35 to 44 years 45 to 54 years 55 to 64 years	0 - 3 km 13,559 1,261 2,632 1,102 3,263 2,237	69,133 5,724 13,024 5,434 14,900 10,713	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health E Educ, Gov't, & Religion F Art, Culture, Rec, & Sport G Sales & Service	<b>0 - 3 km</b> 8,140 757 1,177 457 520 728	CSD 41,723 3,883 5,529 2,310 2,405 3,419	Expenditure Per Household Food Shelter Household operation Household equipment Clothing	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723 \$ 4,243	<b>CSD</b> \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602 \$ 4,030
0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years 35 to 44 years 45 to 54 years	<b>0 - 3 km</b> 13,559 1,261 2,632 1,102 3,263 2,237 1,366	69,133 5,724 13,024 5,434 14,900 10,713 7,755	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health E Educ, Govt, & Religion F Art, Culture, Rec, & Sport	<b>0 - 3 km</b> 8,140 757 1,177 457 520 728 153	CSD 41,723 3,883 5,529 2,310 2,405 3,419 683	Expenditure Per Household Food Shelter Household operation Household equipment Clothing Transportation	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723 \$ 4,243 \$ 15,841	CSD \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602 \$ 4,030 \$ 15,072
0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years 35 to 44 years 45 to 54 years 55 to 64 years 55 to 64 years 75 to 84 years	0 - 3 km 13,559 1,261 2,632 1,102 3,263 2,237 1,366 917	69,133 5,724 13,024 5,434 14,900 10,713 7,755 6,398 2,990 1,513	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health E Educ, Gov't, & Religion F Art, Culture, Rec, & Sport G Sales & Service H Trades & Transportation I Primary Industry	<b>0 - 3 km</b> 8,140 757 1,177 457 520 728 153 1,737 1,752 414	CSD 41,723 3,883 5,529 2,310 2,405 3,419 683 9,731 9,251 2,431	Expenditure Per Household Food Shelter Household operation Household equipment Clothing Transportation Health care Personal care Recreation	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723 \$ 4,243 \$ 15,841 \$ 2,777	CSD \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602 \$ 4,030 \$ 15,072 \$ 2,693
0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years 35 to 44 years 45 to 54 years 55 to 64 years 65 to 74 years	0 - 3 km 13,559 1,261 2,632 1,102 3,263 2,237 1,366 917 387	69,133 5,724 13,024 5,434 14,900 10,713 7,755 6,398 2,990	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health E Educ, Govt, & Religion F Art, Culture, Rec, & Sport G Sales & Service H Trades & Transportation I Primary Industry J Processing & Manufacturing	0 - 3 km 8,140 757 1,177 457 520 728 153 1,737 1,752 414 3 362	CSD 41,723 3,883 5,529 2,310 2,405 3,419 683 9,731 9,251 2,431 1,606	Expenditure Per Household Food Shelter Household operation Household equipment Clothing Transportation Health care Personal care Recreation Reading materials	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723 \$ 4,243 \$ 15,841 \$ 2,777 \$ 1,444 \$ 4,900 \$ 196	CSD \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602 \$ 4,030 \$ 15,072 \$ 2,693 \$ 1,381 \$ 4,671 \$ 189
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0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years 35 to 44 years 45 to 54 years 55 to 64 years 55 to 64 years 75 to 84 years	0 - 3 km 13,559 1,261 2,632 1,102 3,263 2,237 1,366 917 387 245	69,133 5,724 13,024 5,434 14,900 10,713 7,755 6,398 2,990 1,513	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health E Educ, Gov't, & Religion F Art, Culture, Rec, & Sport G Sales & Service H Trades & Transportation I Primary Industry J Processing & Manufacturing K Not Applicable	0 - 3 km 8,140 757 457 520 728 153 1,737 1,752 414 362 83	CSD 41,723 3,883 5,529 2,310 2,405 3,419 683 9,731 9,251 2,431 1,606	Expenditure Per Household Food Shelter Household operation Household equipment Clothing Transportation Health care Personal care Recreation Reading materials Education Tobacco and alcohol	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723 \$ 4,243 \$ 15,841 \$ 2,777 \$ 1,444 \$ 4,900 \$ 196 \$ 1,890 \$ 1,629	CSD \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602 \$ 4,030 \$ 15,072 \$ 2,693 \$ 1,381 \$ 4,671 \$ 189 \$ 1,766 \$ 1,764
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0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years 35 to 44 years 45 to 54 years 55 to 64 years 65 to 74 years 75 to 84 years 85 years and over Median Age	0 - 3 km 13,559 1,261 2,632 1,102 3,263 2,237 1,366 917 387 245 148	69,133 5,724 13,024 5,434 14,900 10,713 7,755 6,398 2,990 1,513 682	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health E Educ, Gov't, & Religion F Art, Culture, Rec, & Sport G Sales & Service H Trades & Transportation I Primary Industry J Processing & Manufacturing K Not Applicable	0 - 3 km 8,140 757 457 520 728 153 1,737 1,752 414 362 83	CSD 41,723 3,883 5,529 2,310 2,405 3,419 683 9,731 9,251 2,431 1,606	Expenditure Per Household Food Shelter Household operation Household equipment Clothing Transportation Health care Personal care Recreation Reading materials Education Tobacco and alcohol	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723 \$ 4,243 \$ 15,841 \$ 2,777 \$ 1,444 \$ 4,900 \$ 196 \$ 1,890 \$ 1,629	CSD \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602 \$ 4,030 \$ 15,072 \$ 2,693 \$ 1,381 \$ 4,671 \$ 189 \$ 1,766 \$ 1,764
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0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years 35 to 44 years 45 to 54 years 55 to 64 years 65 to 74 years 75 to 84 years 85 years and over Median Age	<b>0 - 3 km</b> 13,559 1,261 2,632 1,102 3,263 2,237 1,366 917 387 245 148	69,133 5,724 13,024 5,434 14,900 10,713 7,755 6,388 2,990 1,513 682 32.1	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health E Educ, Govt, & Religion F Art, Culture, Rec, & Sport G Sales & Service H Trades & Transportation I Primary Industry J Processing & Manufacturing K Not Applicable % Occupatio	0 - 3 km 8,140 757 1,177 457 520 728 153 1,737 1,752 414 362 83 ms - 0 - 3 km	CSD 41,723 3,883 5,529 2,310 2,405 3,419 683 9,731 9,251 2,431 1,606 475	Expenditure Per Household Food Shelter Household operation Household equipment Clothing Transportation Health care Personal care Recreation Reading materials Education Tobacco and alcohol Games of chance	ER HOUSE 0 - 3 km \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723 \$ 4,243 \$ 15,841 \$ 2,777 \$ 1,444 \$ 4,900 \$ 196 \$ 1,890 \$ 1,629 \$ 175 \$ 2,342	CSD \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602 \$ 4,030 \$ 15,072 \$ 2,693 \$ 1,381 \$ 4,671 \$ 189 \$ 1,766 \$ 1,564 \$ 172 \$ 2,249
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0 to 4 years 5 to 19 years 20 to 24 years 25 to 34 years 35 to 44 years 45 to 54 years 55 to 64 years 65 to 74 years 75 to 84 years 85 years and over Median Age % ■ 0 - 3 km	0 - 3 km 13,559 1,261 2,632 1,102 3,263 2,237 1,366 917 387 245 148 30.7 Age - 0 - 3 km	69,133 5,724 13,024 5,434 14,900 10,713 7,755 6,388 2,990 1,513 682 32.1	Labour Force by Occupation A Management B Business & Finance C Natural Sciences D Health E Educ, Gov't, & Religion F Art, Culture, Rec, & Sport G Sales & Service H Trades & Transportation I Primary Industry J Processing & Manufacturing K Not Applicable % Occupatio	0 - 3 km 8,140 757 1,177 457 520 728 153 1,737 1,752 414 362 83 ms - 0 - 3 km	CSD 41,723 3,883 5,529 2,310 2,405 3,419 683 9,731 9,251 2,431 1,606 475	Expenditure Per Household Food Shelter Household operation Household equipment Clothing Transportation Health care Personal care Recreation Reading materials Education Tobacco and alcohol Games of chance Miscellaneous expenditures <b>Annual Expenditures</b> = 0 - 3 km	<b>ER HOUSE</b> <b>0 - 3 km</b> \$ 75,570 \$ 9,964 \$ 21,771 \$ 5,674 \$ 2,723 \$ 4,243 \$ 15,841 \$ 2,777 \$ 1,444 \$ 4,900 \$ 196 \$ 1,890 \$ 1,629 \$ 175 \$ 2,342 \$ per HH - 0 -	CSD \$ 72,162 \$ 9,546 \$ 20,814 \$ 5,412 \$ 2,602 \$ 4,030 \$ 15,072 \$ 2,693 \$ 1,381 \$ 4,671 \$ 189 \$ 1,766 \$ 1,766 \$ 1,766 \$ 1,766 \$ 1,766 \$ 2,249 3 km
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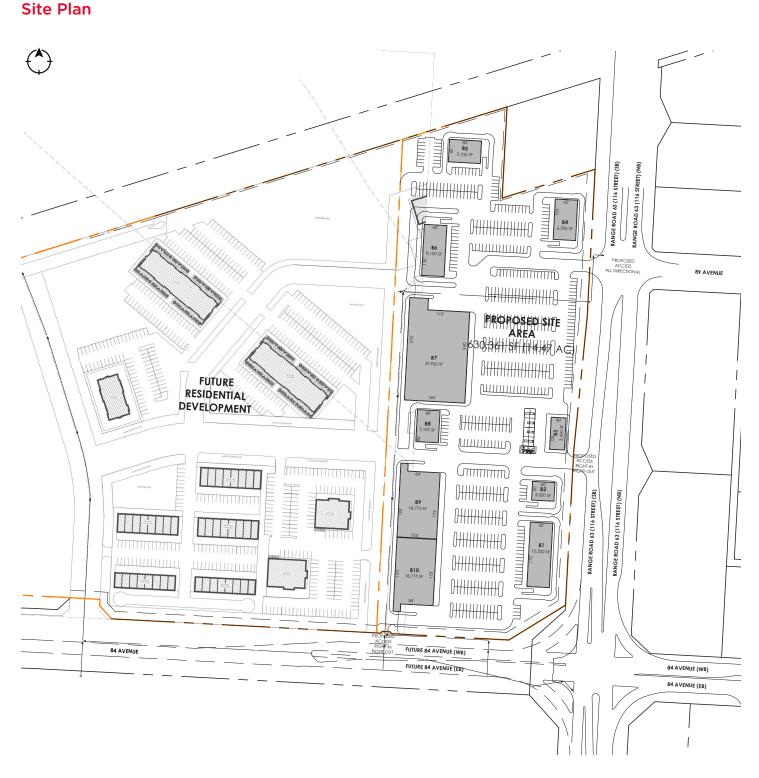
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