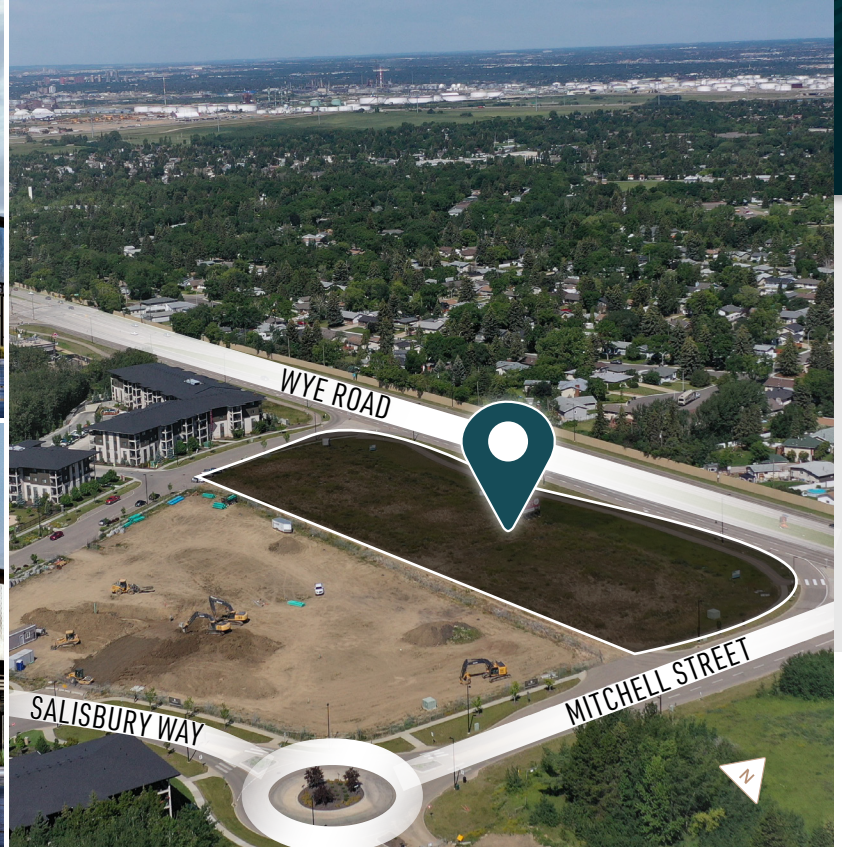


| SALISBURY MARKET |

115 TISBURY STREET | SHERWOOD PARK | AB
RETAIL FOR LEASE

RENDERING



NEW DEVELOPMENT UNDER CONSTRUCTION

- 1,000 – 6,100 SF for lease available Q1 2024
- Gas anchored new shopping centre development
- Over 250 residential units built or under construction in immediate area
- Exposure and access from Wye Road which sees over 26,000 vehicles per day

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

MAY CUAN

Partner

780.540.5333

may.cuan@omada-cre.com

ALEX FU

Associate

780.540.5328

alex.fu@omada-cre.com

| OMADA-CRE.COM | 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	From 1,000 SF
Available	Q1 2024
Municipal	115 Tisbury Street, Sherwood Park AB
Legal	Plan 1525196, Block 6, Lot 1
Access	Tisbury Street, Mitchell Street (off of Wye Road)
Zoning	UV4 – Salisbury Village Zoning District
Basic Rent	Negotiable
Op Costs	\$14.19 PSF (2023 Est.)



FRONTAGE TO
WYE ROAD



\$169,185 AVERAGE
HOUSEHOLD INCOME



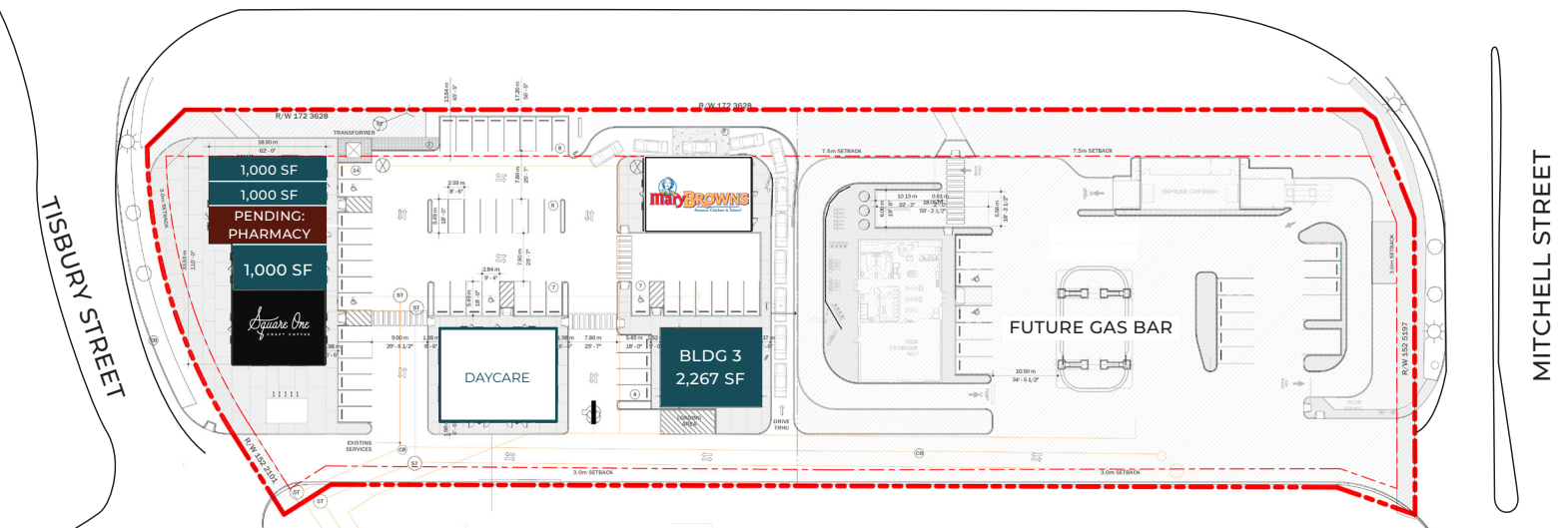
26,000 VEHICLES
PER DAY



NEW CONSTRUCTION

SITE PLAN

WYE ROAD (26,000 VPD)



*plan is a close approximation and not exactly as shown

SALISBURY MARKET

[OPPORTUNITY]

Salisbury Market is Sherwood Park's latest commercial development, currently under construction with tenant possession estimated for Spring 2023. This gas anchored centre is located along Wye Road, which sees over 26,000 vehicles per day. The Property is bounded by existing residential to the north and communities under construction to the south.

There are three (3) buildings available for lease, including a drive-thru PAD, that will offer a variety of options for prospective tenants.



[SURROUNDING RESIDENTIAL]

Salisbury Market is part of Salisbury Village, a 70 acre master community that is sold out. Over 250 high density residential units adjacent to the commercial site have been built and/or proposed for construction.

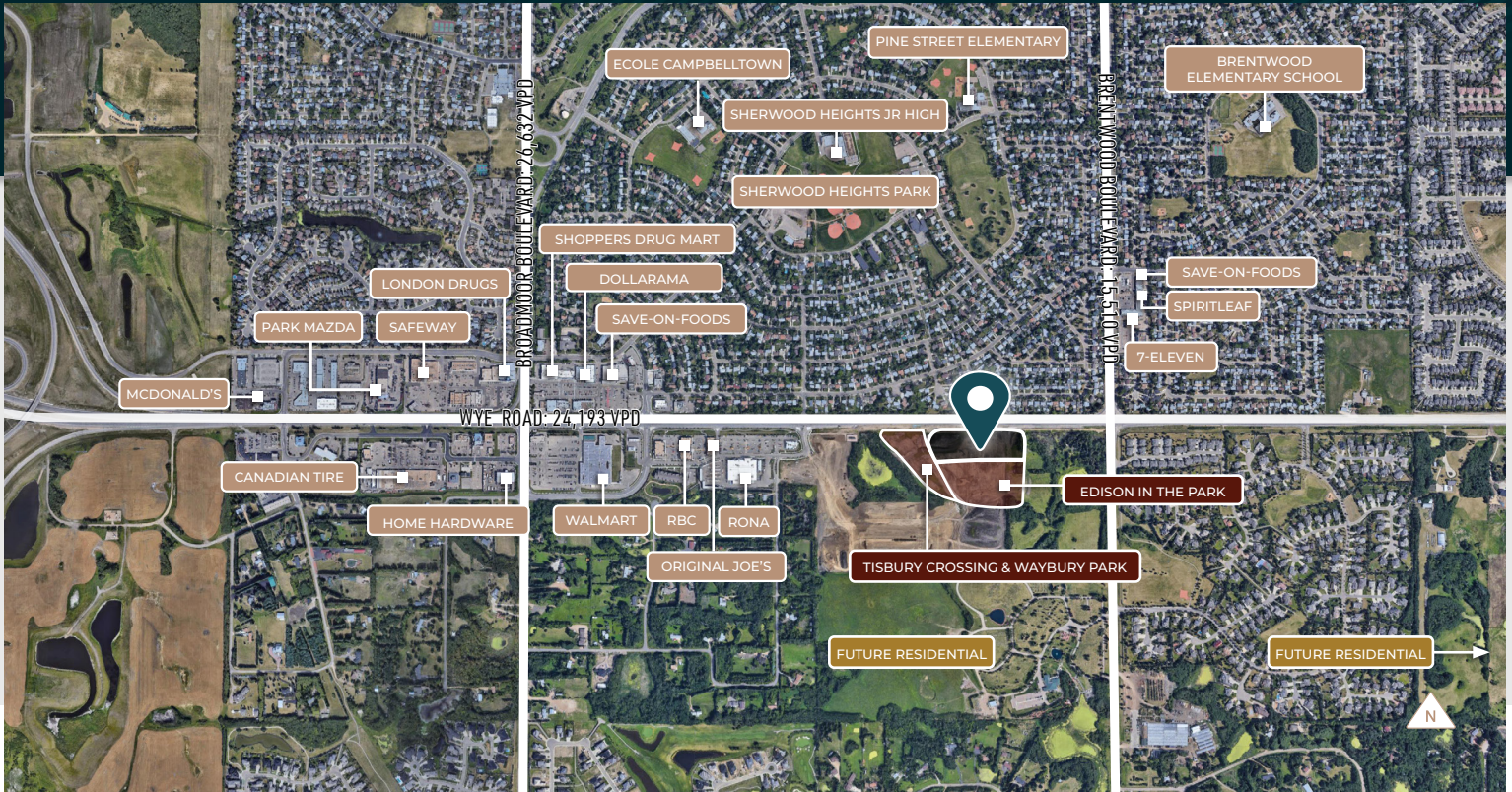
Tisbury Crossing and Waybury Park

New 172-unit multi-family development West of Salisbury Market

Edison in the Park

Proposed 188-unit multi-family project South of Salisbury Market

A WELL SITUATED COMMERCIAL DEVELOPMENT



[POPULATION]

31,478 residents

33,592 daytime population

6.4% projected growth (2021-2026)

[INCOME]

Average household income of \$169,185

21.3% of households earn \$60,000 to \$100,000

57.8% of households earn more than \$100,000

[AGE]

0-19 yrs = 22.5%

20-39 yrs = 24.4%

40-59 yrs = 26.8%

60+ yrs = 26.4%

[TRAFFIC]

26,000 VPD on Wye Road

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

MAY CUAN

Partner

780.540.5333

may.cuan@omada-cre.com

ALEX FU

Associate

780.540.5328

alex.fu@omada-cre.com

OMADA-CRE.COM | 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL