

BIG LAKE COMMON

COMMERCIAL - RETAIL



SIZE & LOCATION

30 Acres in North Edmonton
215 Street & Yellowhead Trail (Highway 16)

USE TYPE

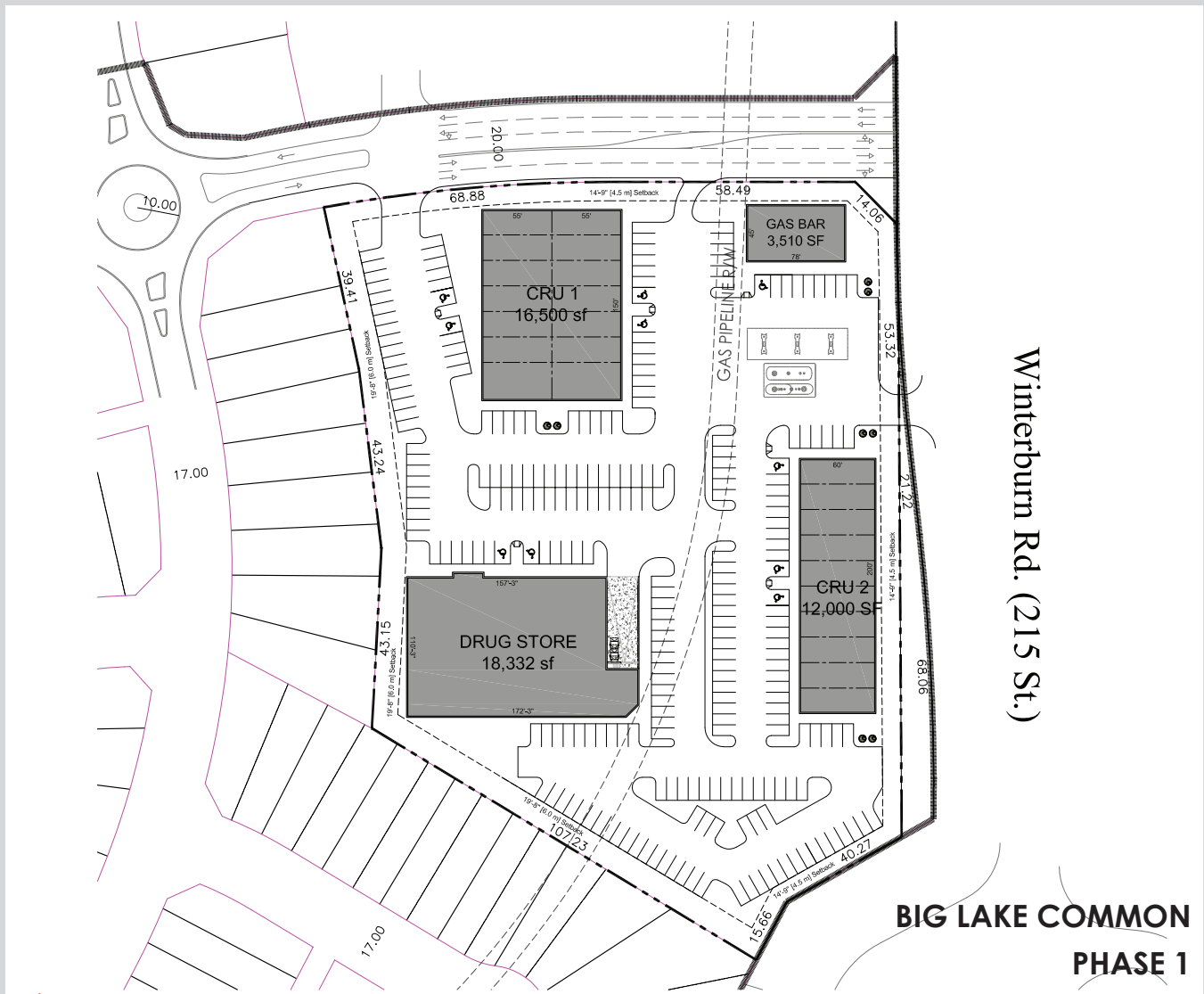
Retail

PROJECT STATUS

Servicing to Commence 2015

AVAILABLE OPPORTUNITIES

Retail Space



Big Lake Common is an exciting commercial opportunity located in the North West corridor of Edmonton. The four parcels of commercial land lay between Winterburn Road and Yellowhead Trail, with excellent visibility and accessibility. Big Lake Common features the only commercial nodes within the Big Lake ASP area and will provide retail services to three developing residential communities in the area (Stirling, Hawks Ridge, and Trumpeter) as well as highway traffic along Yellowhead Trail. This site will be the last convenient stop out of the City of Edmonton for traffic heading to Spruce Grove, Stony Plain, and further West to Jasper.

Architectural guidelines will be used across the commercial site to ensure consistency of building materials, appearance and finishings.

SITE FEATURES

- Four parcels located between Winterburn Road and Yellowhead Trail Primary Trade Area – Three Big Lake Communities population approx. 25,000
- Secondary Trade Area – Parkland county population approx. 8,500
- Westview Village – Trailer Park population approx. 2,100
- Acheson Business Area currently has 200+ businesses and minimal retail services
- Yellowhead Trail traffic counts between 52,000 – 58,000 (East and West)
- Winterburn Road traffic counts approx 10,800 (North and South)