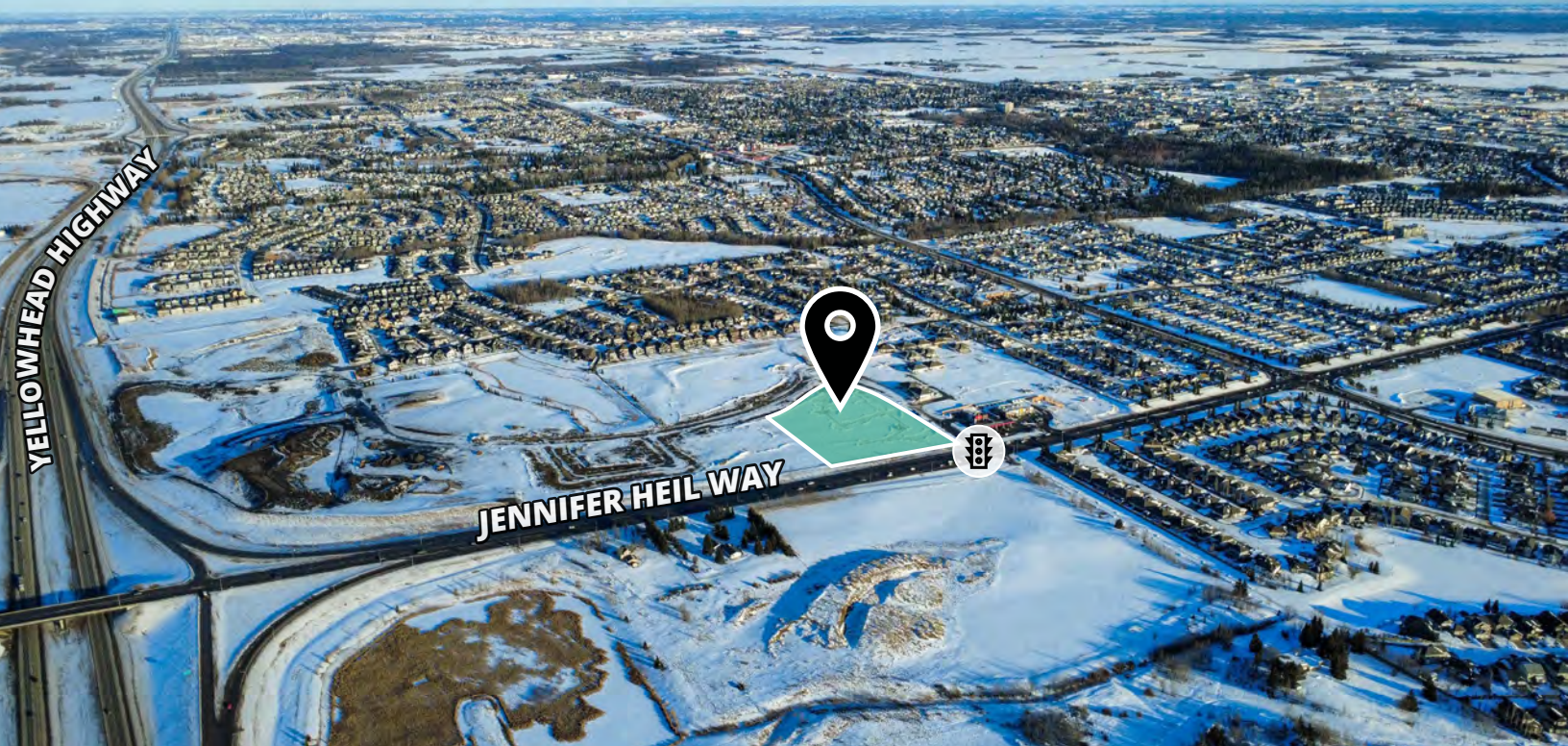


Deer Park

Spruce Grove, Alberta



Future grocery anchored shopping centre

Arlyn Stoik

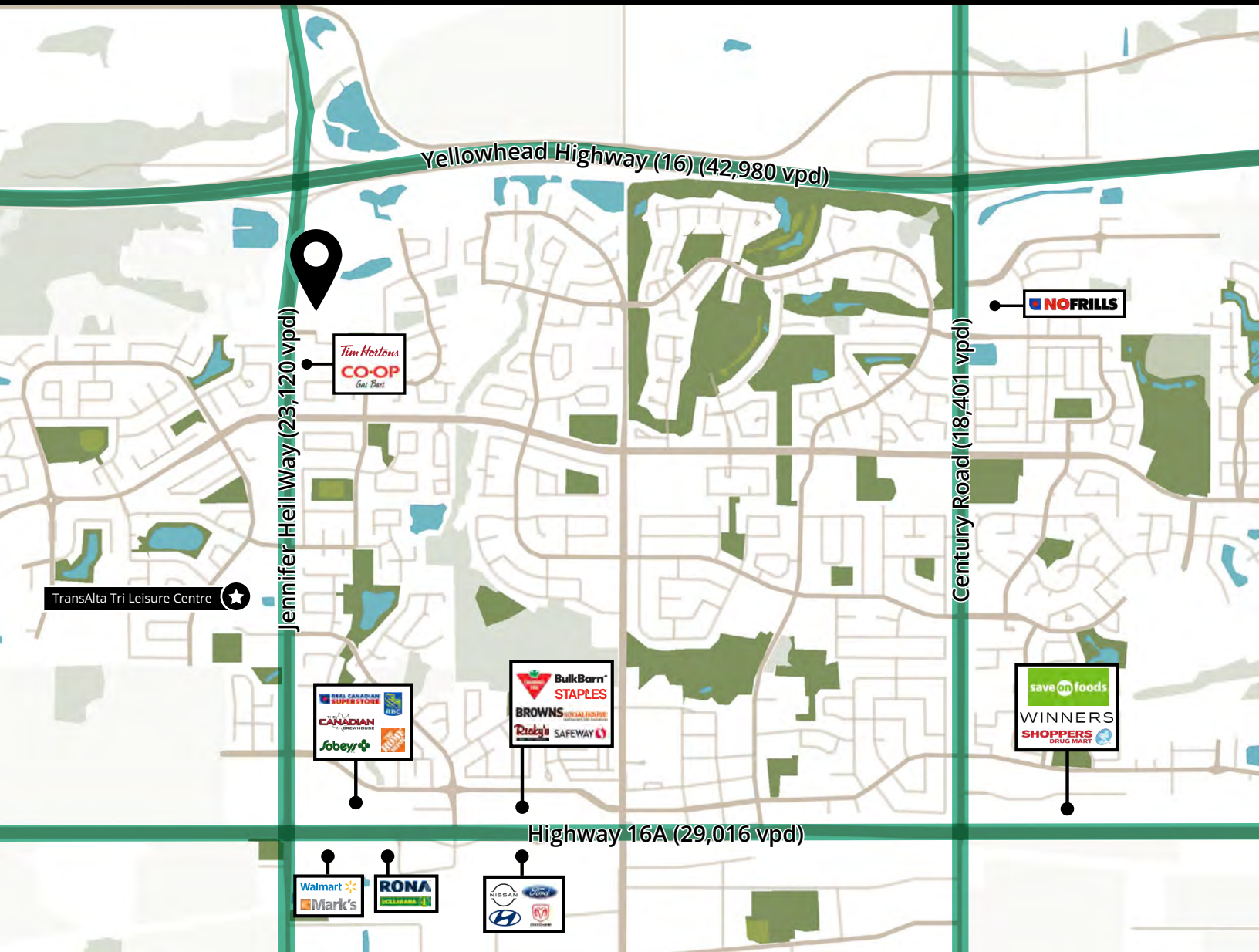
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Deer Park

SPRUCE GROVE, ALBERTA



Located on Jennifer Heil Way, **one of two north-south arterials** connecting Yellowhead Highway and Highway 16A



Site will provide direct connectivity to **125 multi-family units**.



90,000 residents within a 15-minute drive, spanning from West Edmonton to Stony Plain.

DEMOGRAPHICS (within 5km)



Population

51,866 (2025)



Daytime Population

41,691 (2025)



Population Growth

10.7% (2020-2025)



Average Household Income

\$131,132

Available Under Negotiation Pending Leased Residential

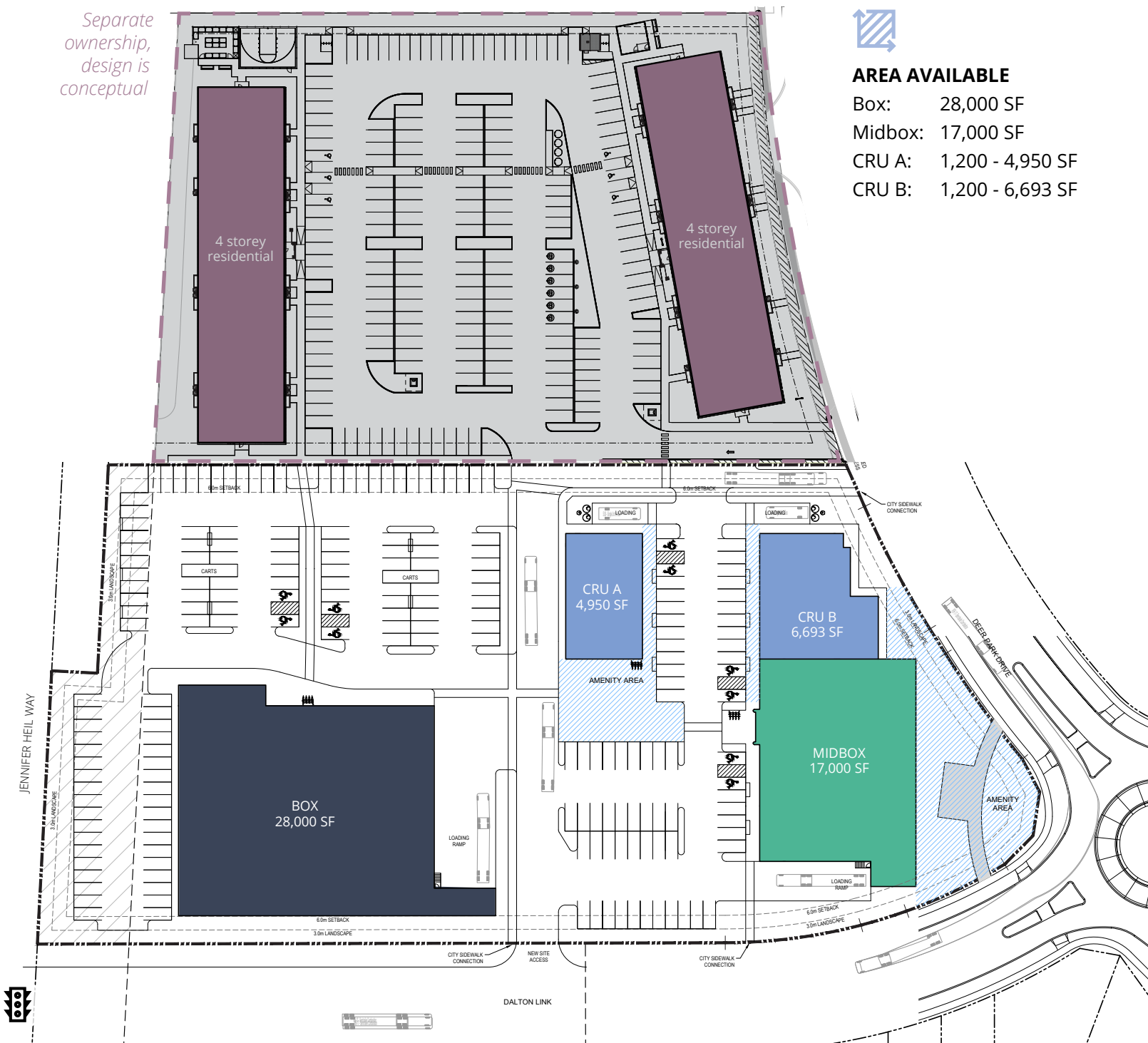


Separate ownership, design is conceptual



AREA AVAILABLE

Box: 28,000 SF
 Midbox: 17,000 SF
 CRU A: 1,200 - 4,950 SF
 CRU B: 1,200 - 6,693 SF



ADDRESS

Jennifer Heil Way & Dalton Link



SITE SIZE

4.94 Acres



TIMING

Late 2027/Early 2028



ZONING

GC - General Commercial



LAND USES PER PARCEL

-  SUBJECT SITE (Commercial)
-  High Density Residential
-  Mixed Low to Medium Density Residential
-  Wetpond Facility
-  Mixed Medium to High Density Residential
-  Park/Open Space

Get in touch

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