

RARE LEASING OPPORTUNITES

# Village Market

993 Fir Street, Sherwood Park, AB

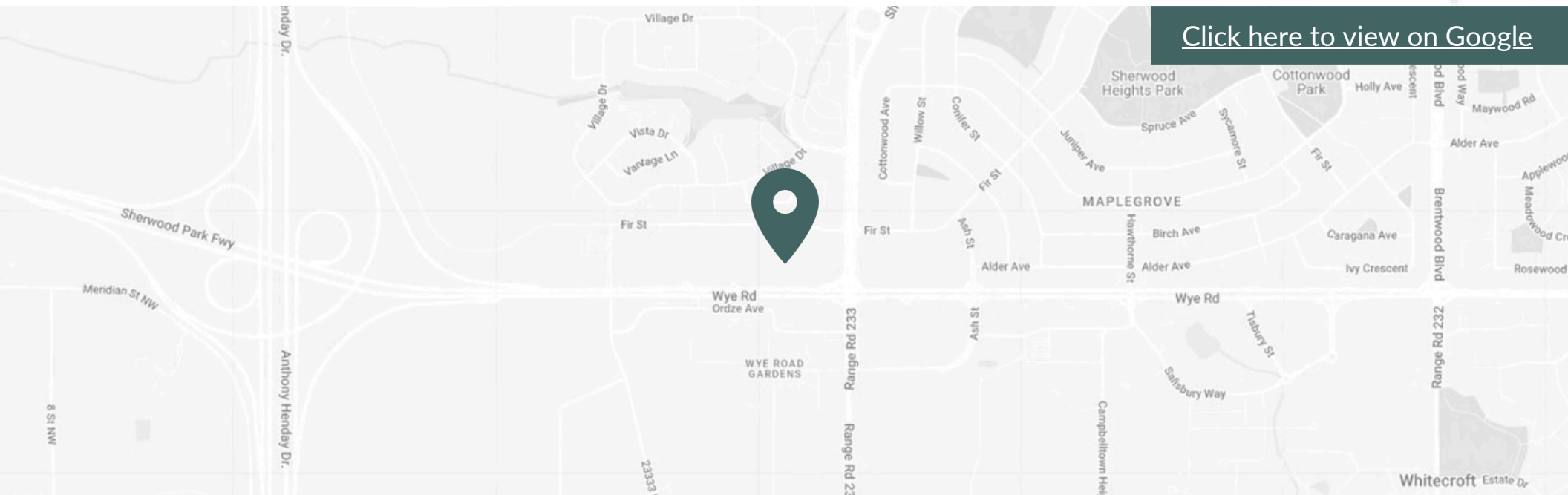


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# About the Location

Village Market is a large urban centre located along busy Wye Road and Sherwood Drive on the west end of Sherwood Park. This open-air retail centre offers a strong mix of QSRs, fitness, medical, and several other amenities and services – making this a neighbourhood favourite. Village Market is well-positioned and well-trafficked with high exposure to vehicles entering and leaving Sherwood Park.

## Nearby amenities and tenants





## Village Market

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Village Market features a **29,000 square foot London Drugs**, as well as **Scotiabank**, **Orangetheory**, **Global Pet Foods**, and many other service-based retailers. It sits adjacent to First Capital's Sherwood Centre, creating a synergy that provides a convenient shopping experience for the surrounding neighbourhood. It caters to a population of over **57,000 people within a five-kilometre radius**, with an average household income of more than **\$162,000**.





# Neighborhood Features



4-MINUTE DRIVE TO SHERWOOD CENTRE



6-MINUTE DRIVE TO STRATHCONA COUNTY COMMUNITY CENTRE



Population (5km)  
**57,901**



Household Income (5km)  
**\$162,650**



Households (5km)  
**21,606**



Traffic count  
**30,232** (Sherwood Dr / Fir Street)



Nearest Bus line  
Fir Street - On site



Nearest Rail line  
Bonnie Doon Station (9km)





# Availability

	Size
A	44,330 SF
B	2,987 SF
C	2,573 SF
D	4,976 SF
E	2,531 SF
F	936 SF





# Grocery & Big-Box Opportunity





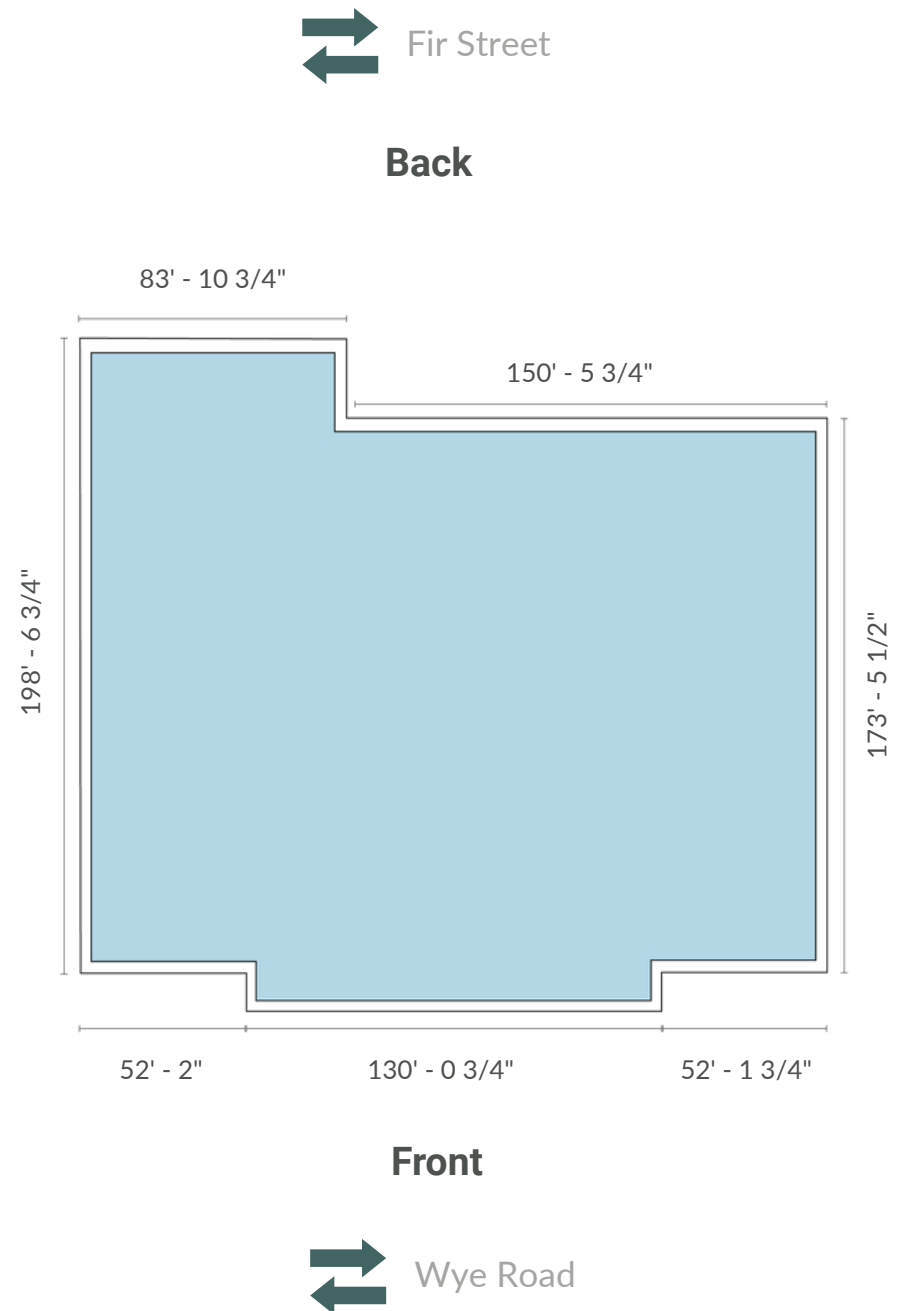
# Grocery & Big-Box Opportunity

Size	44,330 SF
Available	TBD
Ideal Use	Big Box Retailer or Grocery Store

## Notes

Position your business at the core of one of Sherwood Park's most active commercial corridors. This 44,330 sq. ft. unit at Village Market offers a rare opportunity for a grocery store or big-box retailer to establish a high-profile presence in a well-established, high-traffic centre.

- Strategically located with high exposure along Wye Road
- Convenient on-site parking
- Located between two entrances/exits
- Multiple signage opportunities
- **Over 200' of frontage**



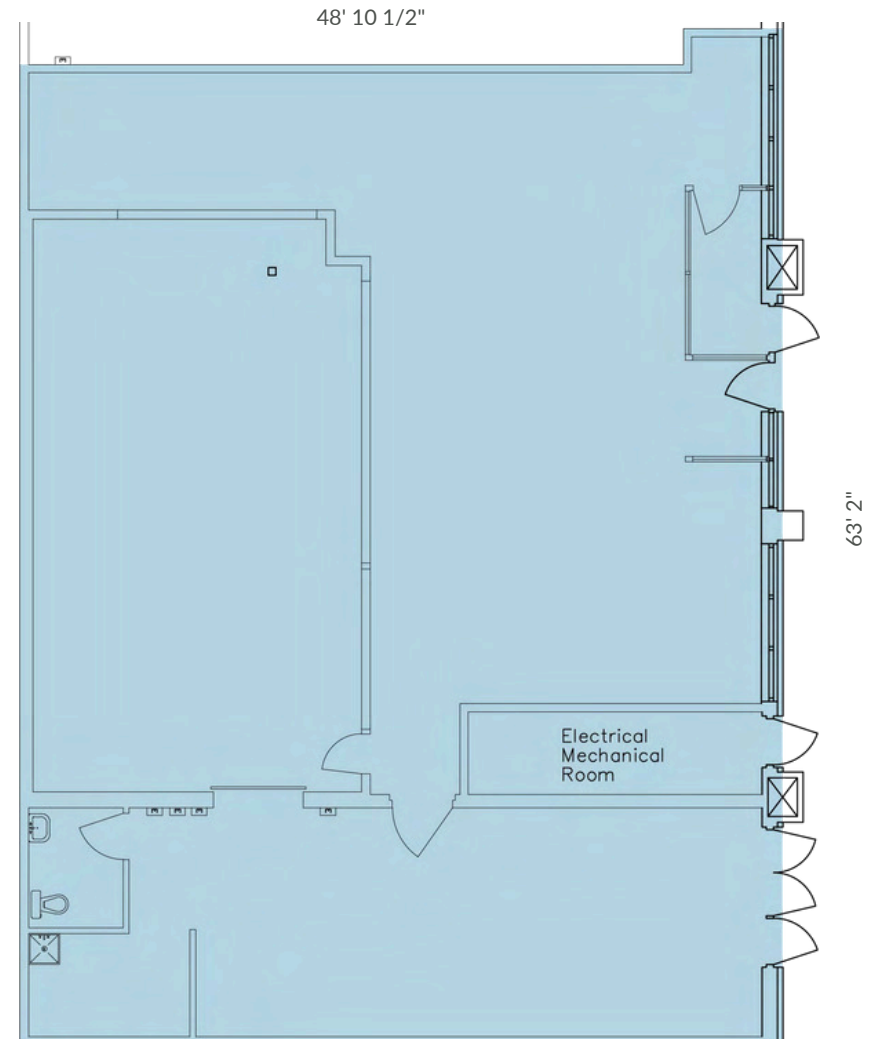


# Leasing Opportunities

Size	2,987 SF
Available	Immediately
Ideal Use	QSR, Retail, Daycare, or Medical

## Notes

- Ideal central location at the centre
- Easily accessible from the Fir Street and Wye Road entrances/exits
- Adjacent to a dynamic mix of retailers and tenants
- **Over 63' of frontage**



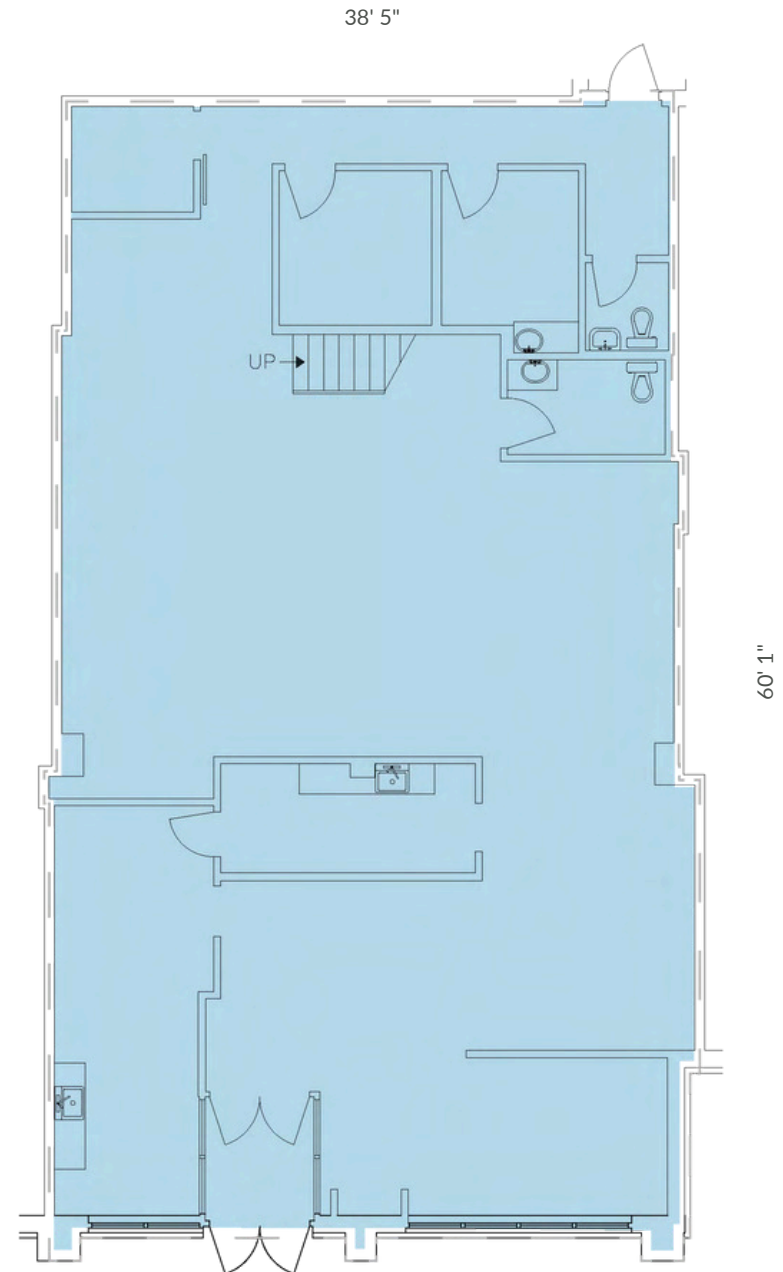


# Leasing Opportunities

Size	2,573 SF
Available	Immediately
Ideal Use	QSR, Retail, Daycare, or Medical

## Notes

- Central location offers great exposure
- Convenient and accessible from Fir Street and Sherwood Drive entrances/exits
- **Over 38' of frontage**

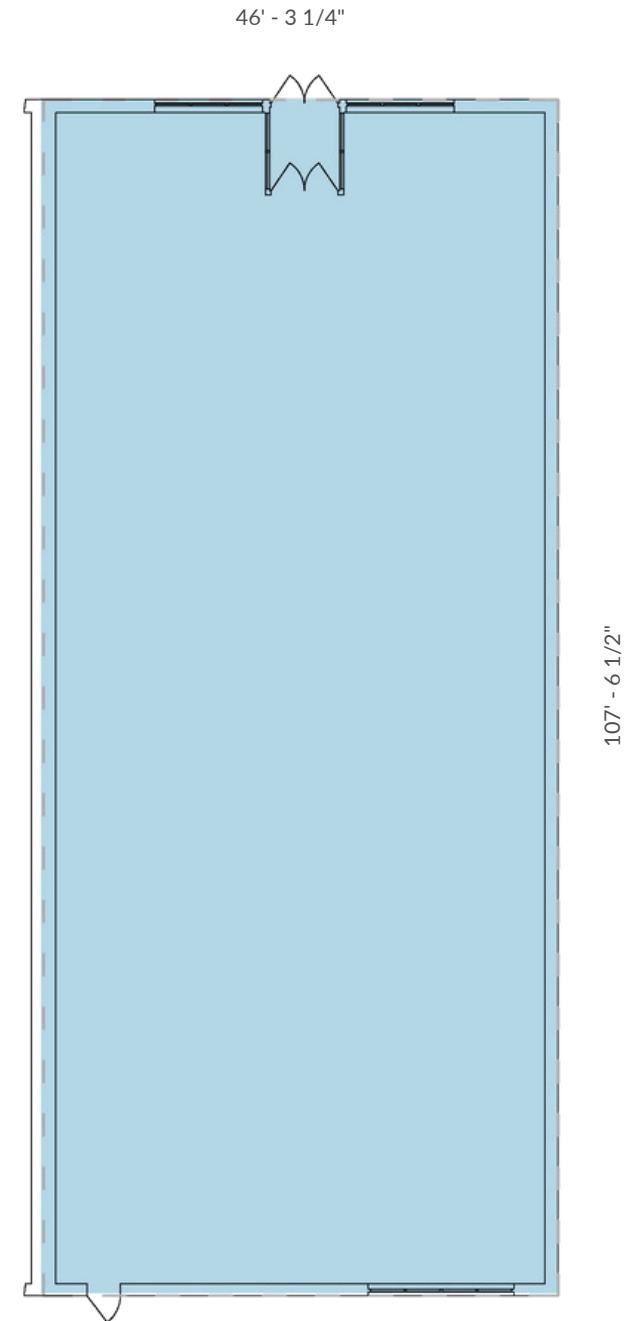


# Leasing Opportunities

Size	4,976 SF
Available	Immediately
Ideal Use	QSR, Retail, Daycare, or Medical

## Notes

- Strong exposure from Wye Road
- inline unit
- Easily accessible central space in the complex
- **Over 46' of frontage**



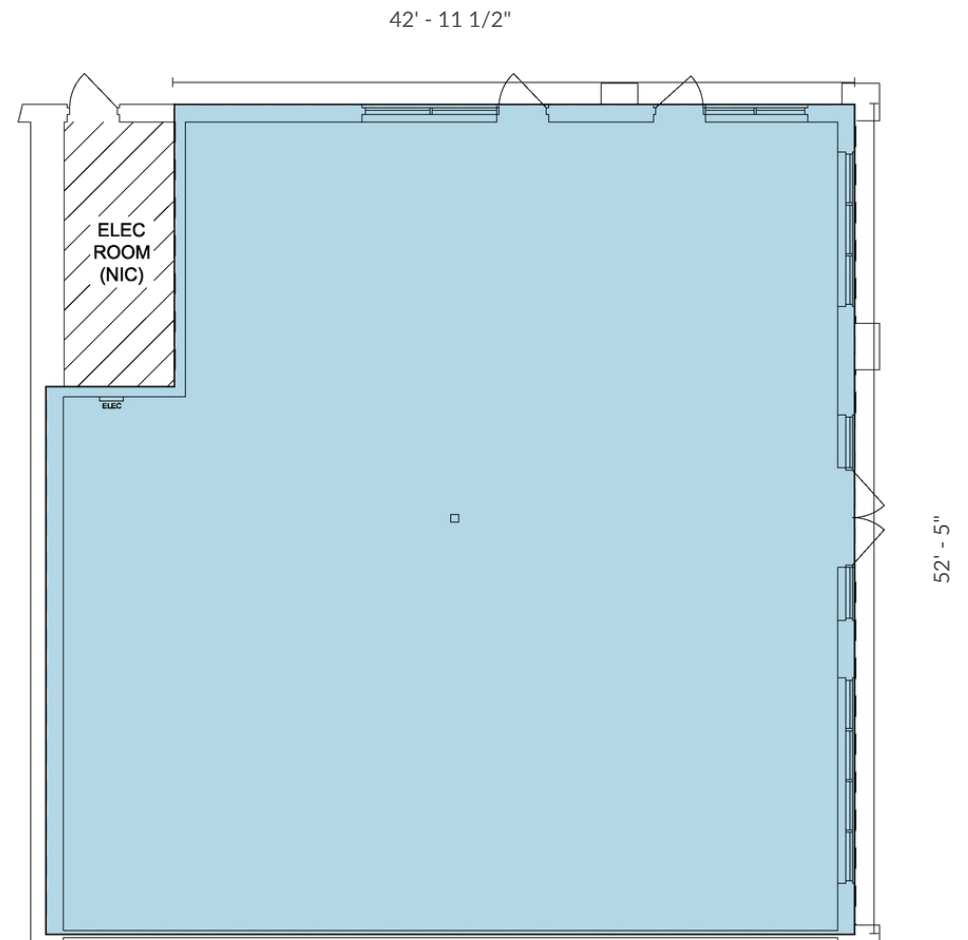


# Leasing Opportunities

Size	2,531 SF
Available	Immediately
Ideal Use	QSR, Retail, Daycare, or Medical

## Notes

- Excellent exposure along Fir Street
- Strong visibility from Sherwood Drive
- Ample parking
- Corner unit with patio
- **Over 90' of frontage**

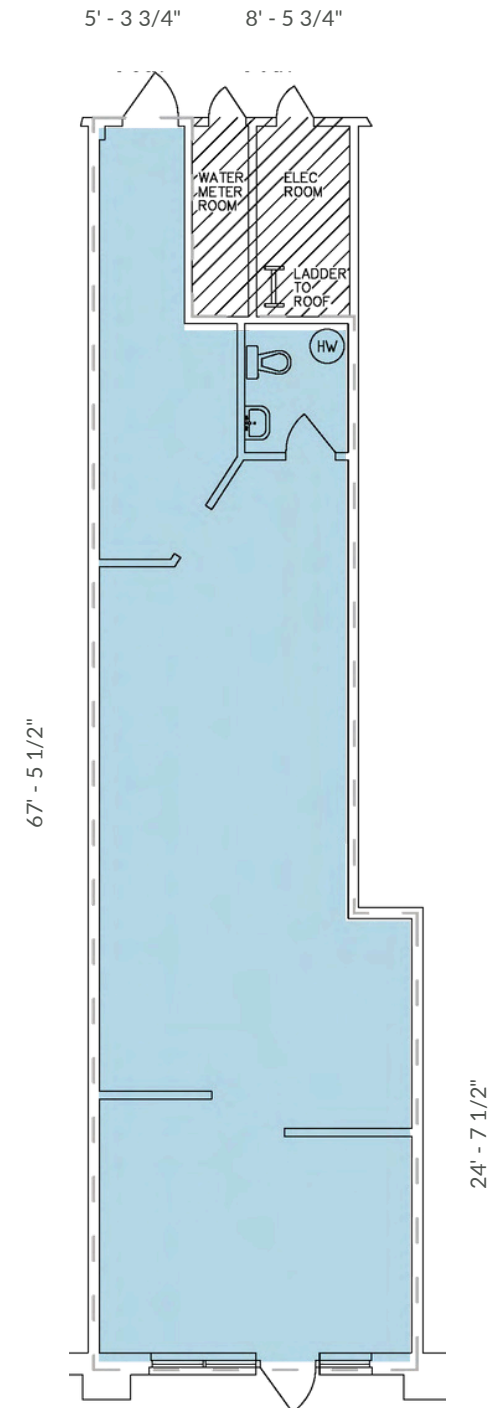


# Leasing Opportunities

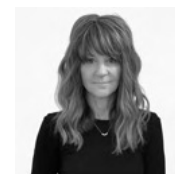
Size	936 SF
Available	Immediately
Ideal Use	QSR, Retail, Daycare, or Medical

## Notes

- Visibility along Fir Street
- Inline unit
- Located between two shopping centre entrances
- **Over 15' of frontage**







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