

RARE LEASING OPPORTUNITES

Village Market

993 Fir Street, Sherwood Park, AB



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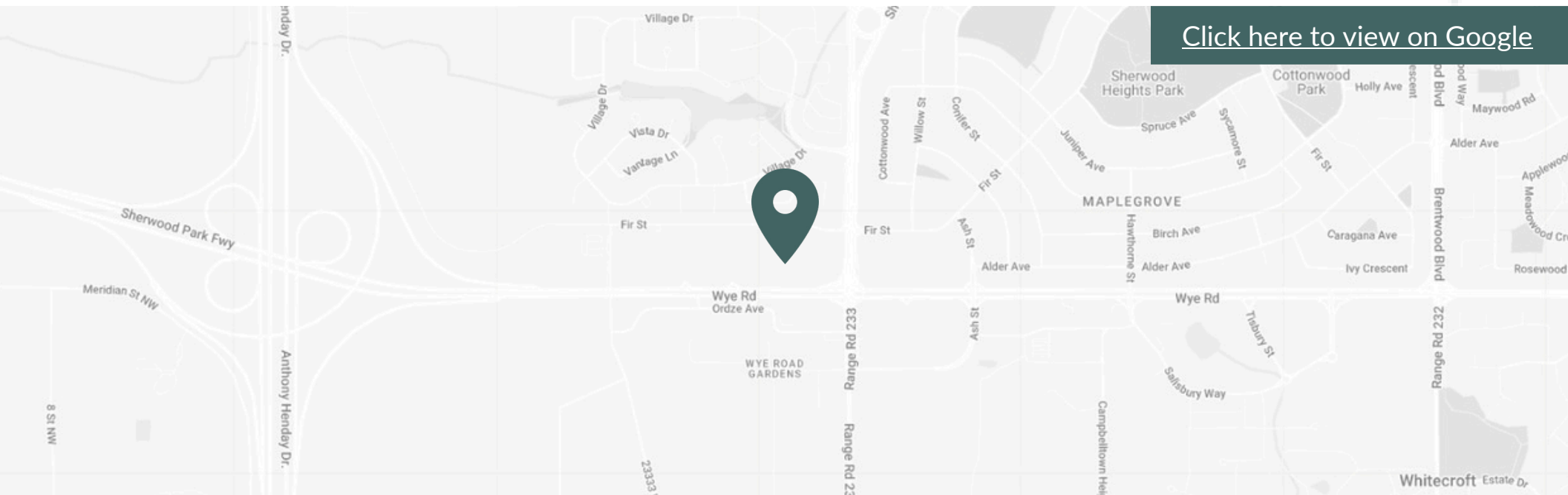
About the Location

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



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Village Market

Village Market features a 29,000 SF 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.



Neighbourhood 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



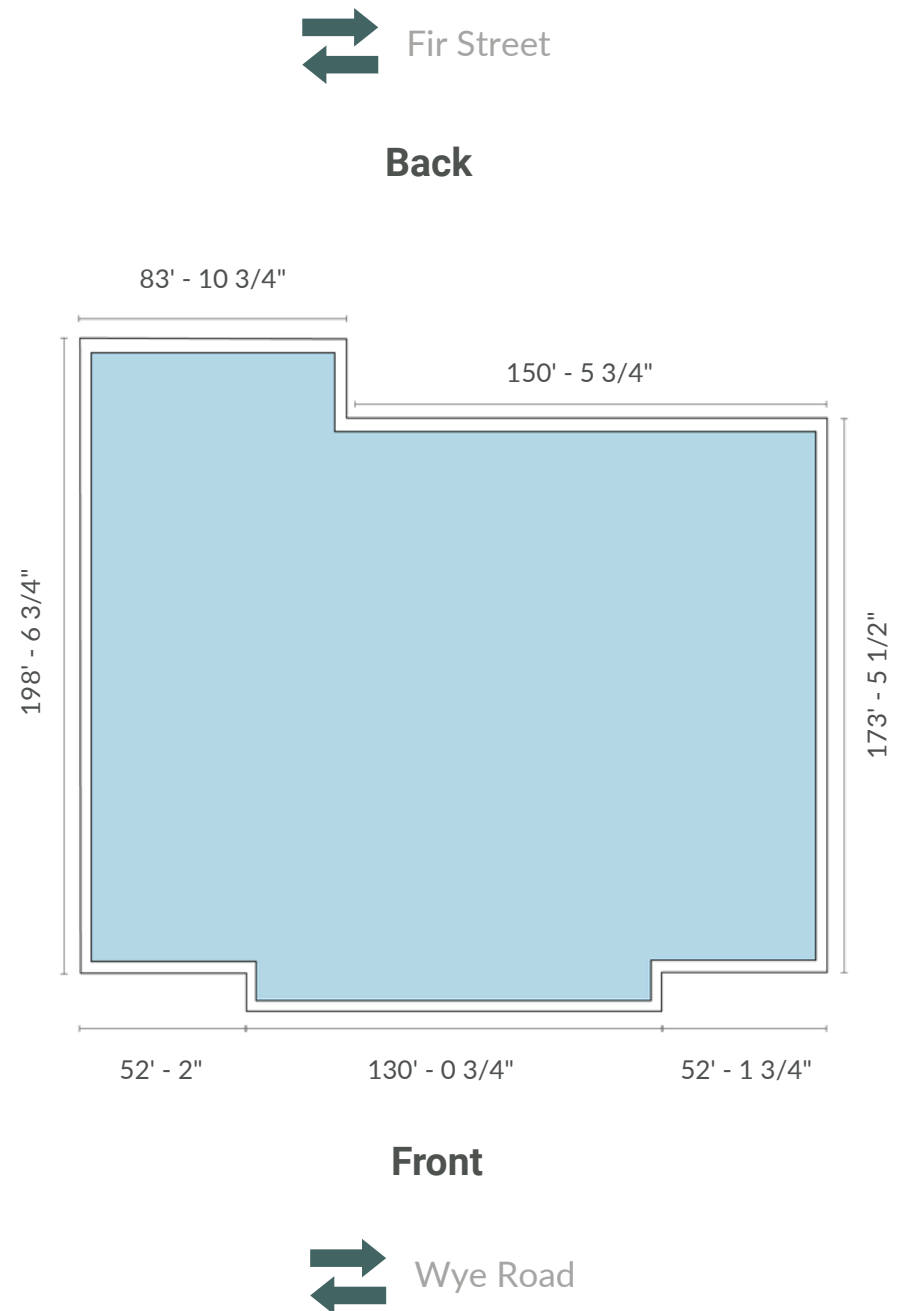
Grocery & Big-Box Opportunity

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 SF 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**

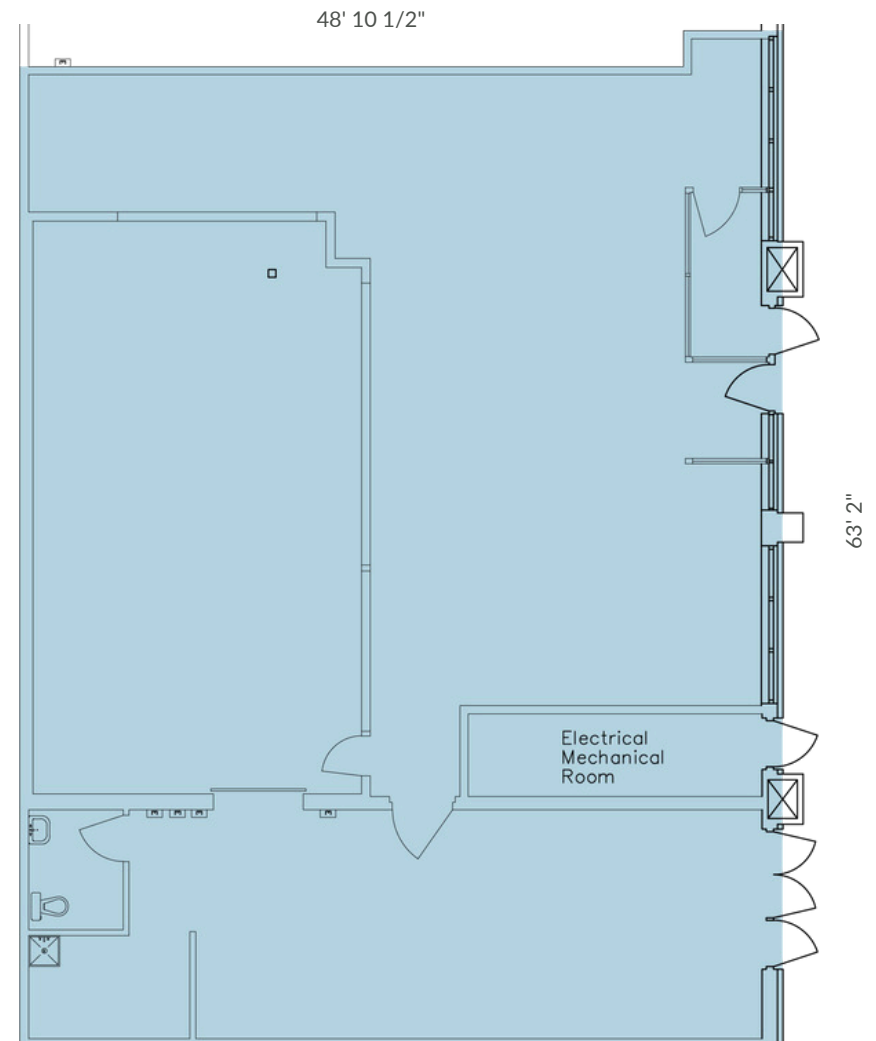


Leasing Opportunities

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**

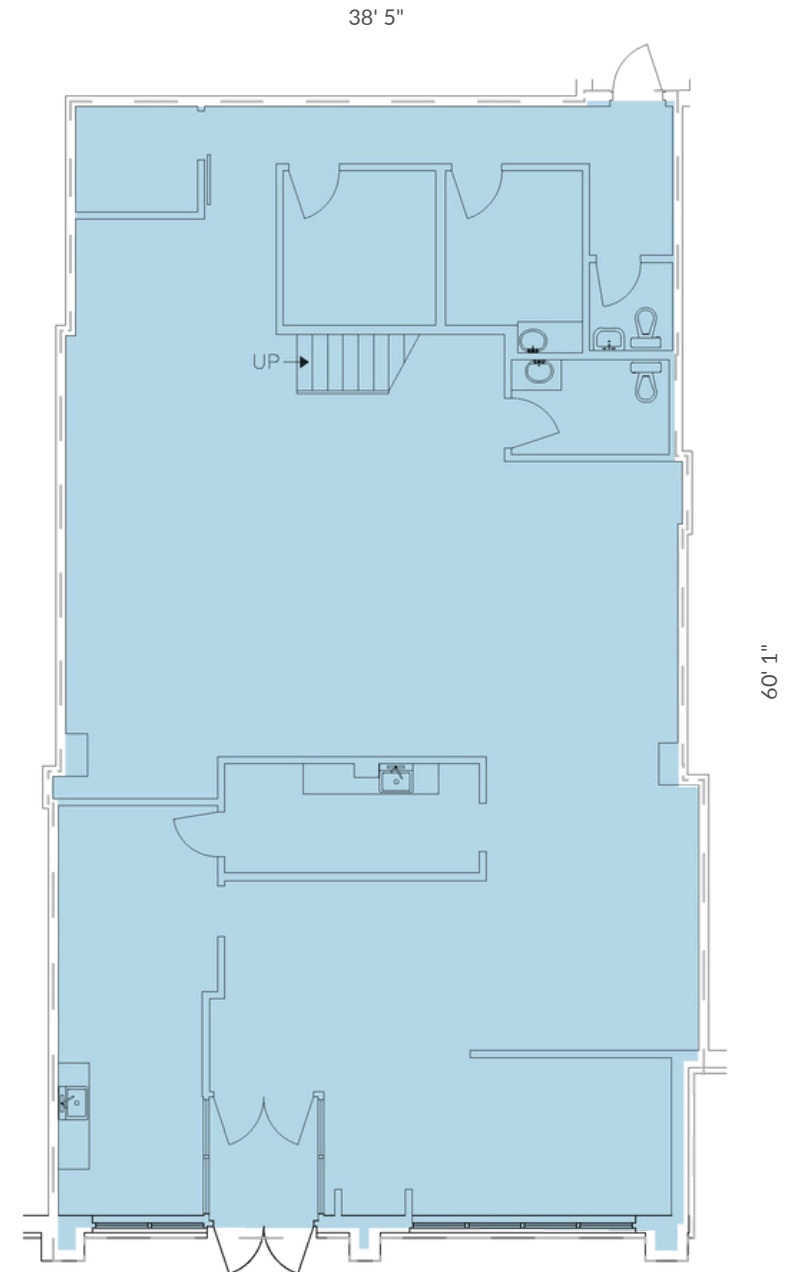


Leasing Opportunities

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**

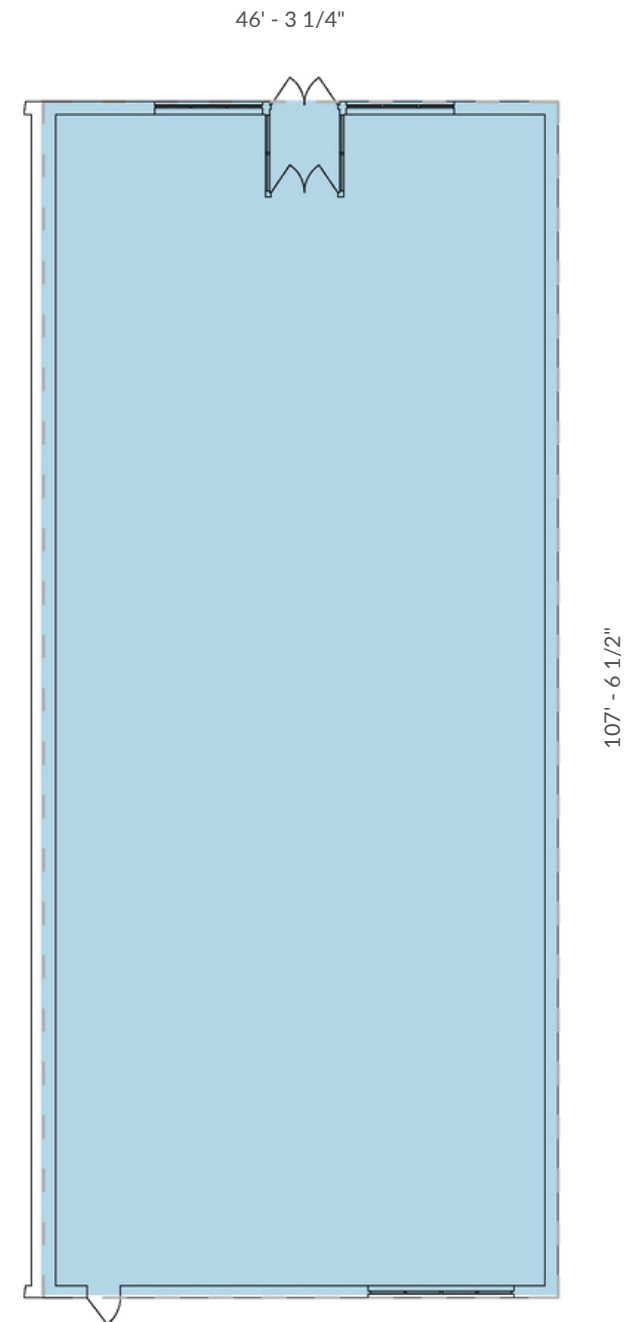


Leasing Opportunities

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 centre
- **Over 46' of frontage**

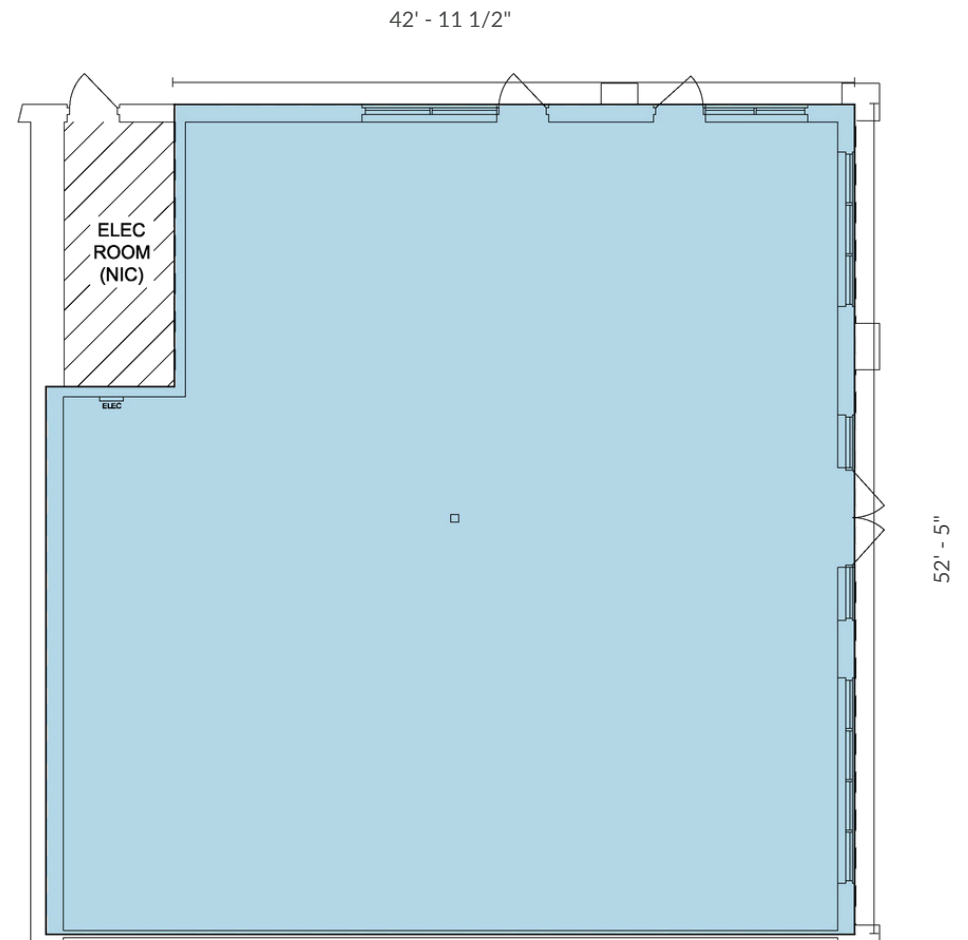


Leasing Opportunities

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

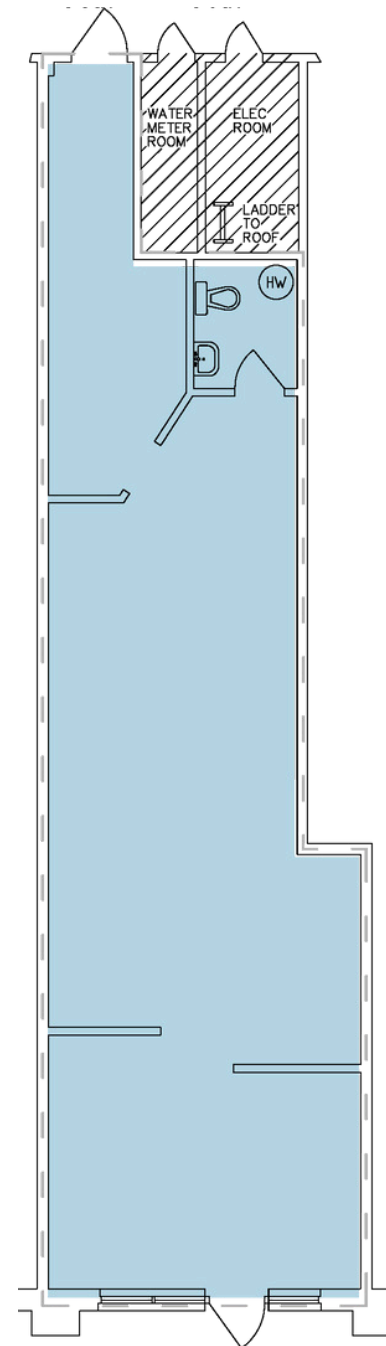
Size	936 SF
Available	Immediately
Ideal Use	QSR, Retail, Daycare, or Medical

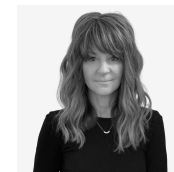
Notes

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



5' - 3 3/4" 8' - 5 3/4"





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