



WOODBEND MARKET

102 to 114 Hawthorn Way
Highway 39 | 69 Street
Leduc, AB

AREA DEMOGRAPHICS:

Household Income:	Primary: \$126,021 Secondary: \$137,141
Traffic Count:	Highway 39: 9,719
Trade Area Population:	Primary: 14,571 Secondary: 27,382

Neighbourhood shopping center serving surrounding communities

LOCATOR MAP ▼



POPULATION:

- A. West Leduc: 13,304
- B. East Leduc: 19,646
- C. Leduc County & Rural: 13,780

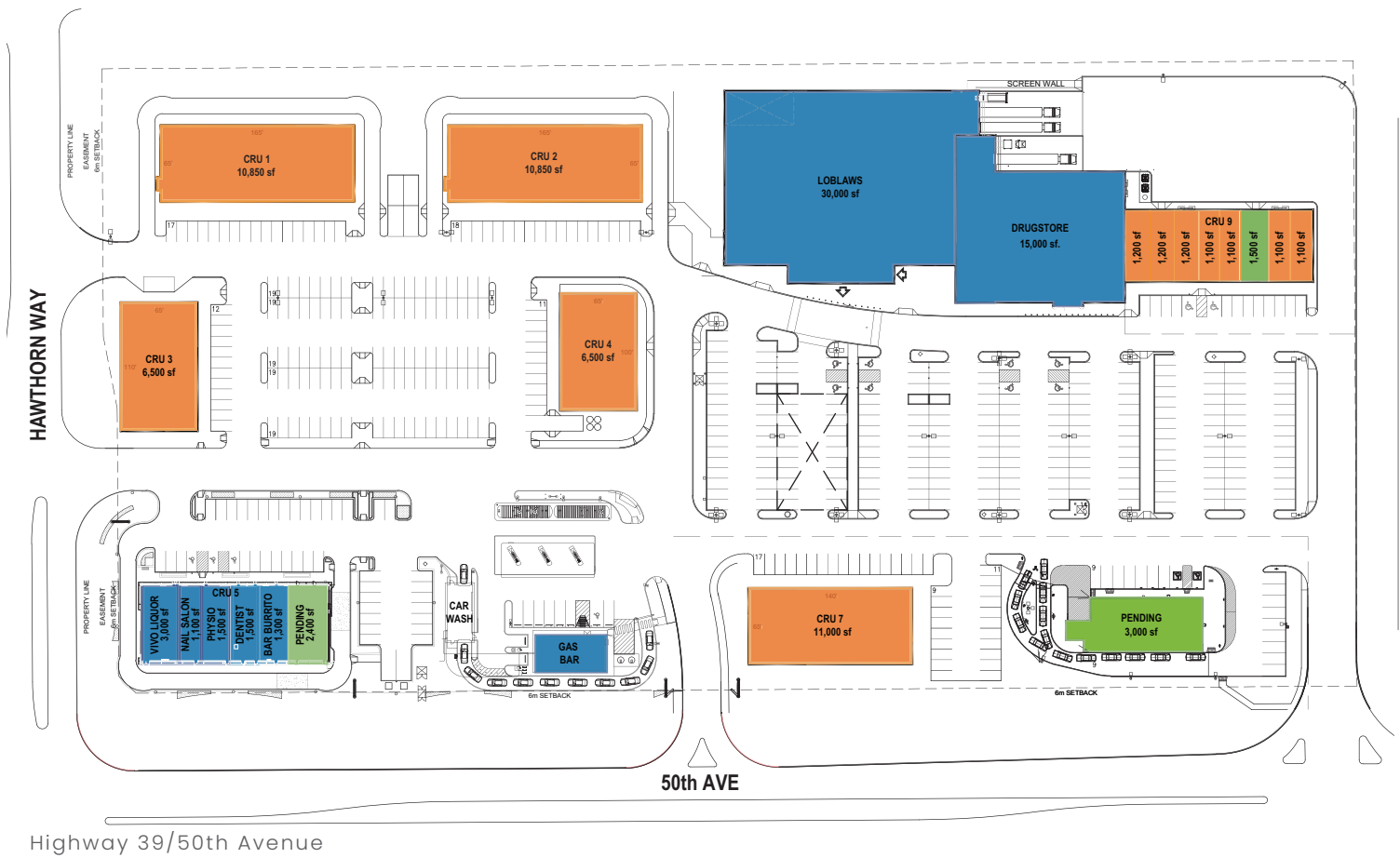


CONTACT

Kelsey Bronetto
+1.780.945.4657
kbronetto@melcor.ca



@melcordev
melcorspace.ca



■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING

▲ SITEPLAN

WOODBEND MARKET

MAJOR TENANTS:



CURRENT OPPORTUNITIES: Anchor, CRU, Pad

SITE HIGHLIGHTS:

Intersection	Highway 39 69 Street
GLA	125,000 sf
Total Acres	14.5
Signage Opportunities	Pylon (\$)

Woodbend Market

Master-planned and developed by Melcor

MELCOR

CONTACT

Kelsey Bronetto
+1.780.945.4657
kbronetto@melcor.ca



@melcordev
@LandlordofChoice
melcor.ca/woodbend