



# WESTGROVE COMMON

Highway 16A | Jennifer Heil Way  
Spruce Grove AB

## AREA DEMOGRAPHICS:

Household Income:	Primary: \$106,000 Secondary: \$91,000
Traffic Count:	Highway 16A: 29,337 Jennifer Heil Way: 19,023
Trade Area Population:	Within 3km: 40,842 5km Daytime Pop: 58,031

*Regional shopping centre serving  
Spruce Grove*

LOCATOR MAP ▼



## MAJOR ROADWAYS:

1. Highway 16A
2. Jennifer Heil Way
3. McLeod Avenue

**MELCOR**

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■ AVAILABLE

■ OCCUPIED

■ PENDING

▲ SITEPLAN

## WESTGROVE COMMON

MAJOR TENANTS:

The **BRICK**



### SITE HIGHLIGHTS:

Intersection	Highway 16A & Jennifer Heil Way
GLA	21,810 sf
Year Built	2005
2023 Operating Costs	\$11.34 - \$13.34 /sf



*Proudly owned & managed  
by Melcor REIT*

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