

**AVISON
YOUNG**

MELCOR

Premium Retail Opportunities
50 Ave/Highway 39 & 70 Street
Leduc, AB



Woodbend Market

**CRU OPPORTUNITIES
AVAILABLE IMMEDIATELY**

- Woodbend Market is the premier grocery shopping centre serving West Leduc with over 125,000 square feet of total leasable area on a 14.5 acre site
- Opportunities adjacent to Shoppers Drug Mart starting at 1,141 SF available for immediate possession, various other future opportunities available
- Businesses in Leduc benefit from easy access to Highway 2, one of Canada's major highways, and proximity to Edmonton's International Airport

**Get more
information**

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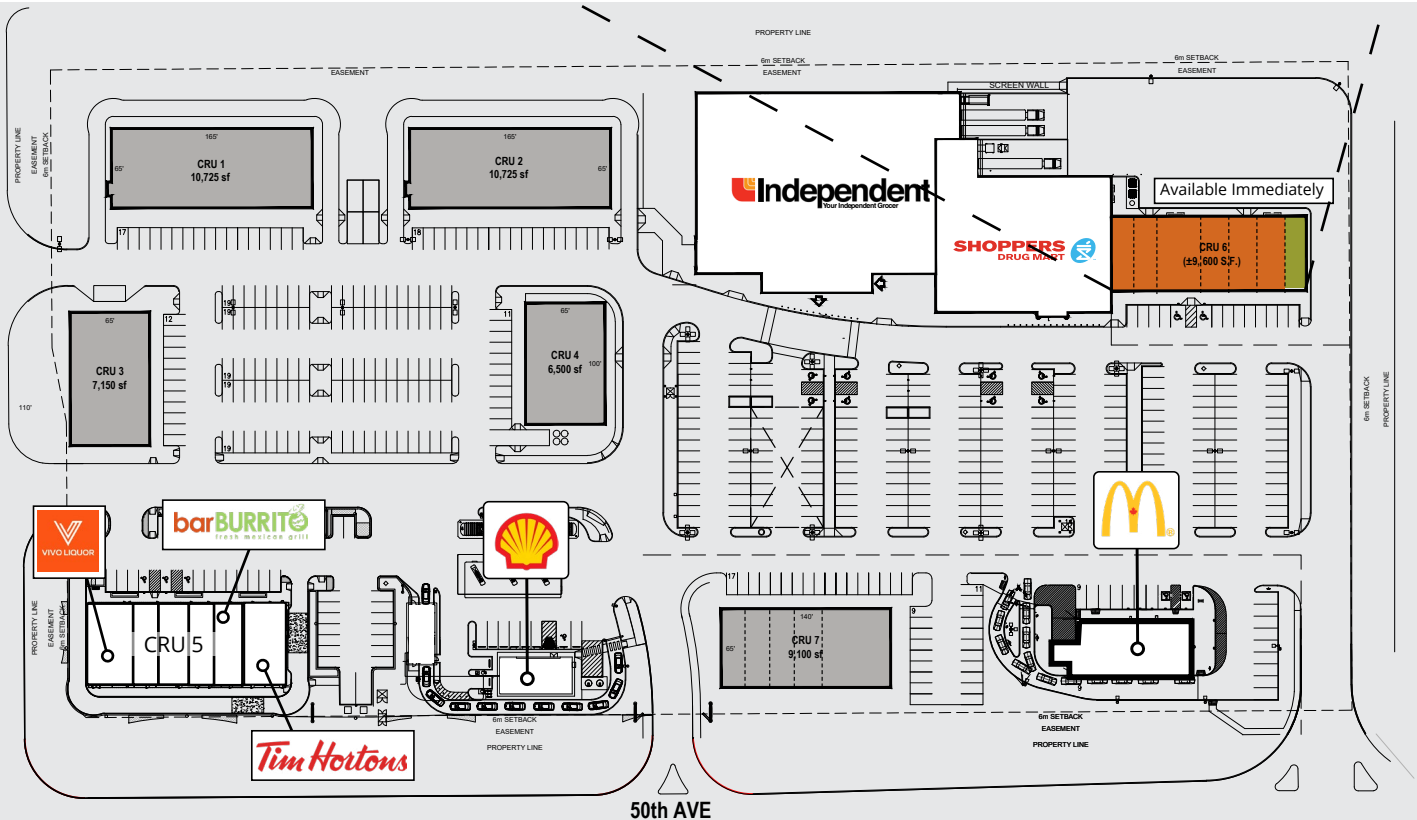
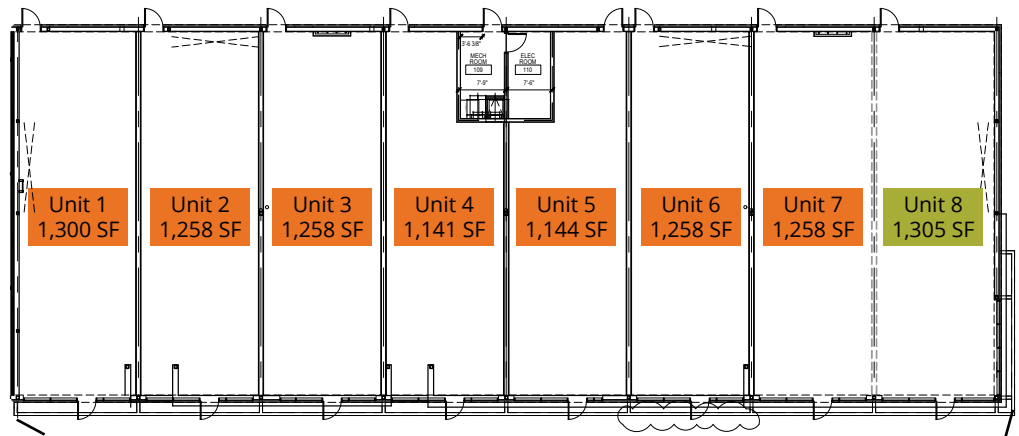
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For Lease

Woodbend Market, Leduc, AB

Asking Rent:	Market
Additional Rent:	\$9.48 PSF (2024)
Zoning:	General Commercial
Timing:	Immediate



Tenants

- A Your Independent Grocer
- B Shoppers Drug Mart
- C Shell
- D McDonald's
- 5 Vivo Liquor
- Sparkly Nails and Spa
- MindBody Physiotherapy and Wellness
- Woodbend Smiles Dental
- BarBurrito
- Tim Hortons

Leased Pending Negotiation Available Future



\$128,769
Average household income (2021) within 3km



91,709
Primary & secondary trade area population



9,869 VPD
Annual average daily traffic count along 50 Ave (2023)

New School

= 1,100 more
visitors each day



More daily visitors, More shoppers

Newly opened Ohpaho Secondary School is located directly south of Woodbend Market. The school has an opening capacity of 1,100 with a future expansion to 1,600. In addition, a future West Campus recreation centre is planned in close proximity.

New elementary schools are also forecasted for West Leduc.

By 2027 Leduc anticipates
a 42% increase of their
student population.

95

WALK SCORE

90

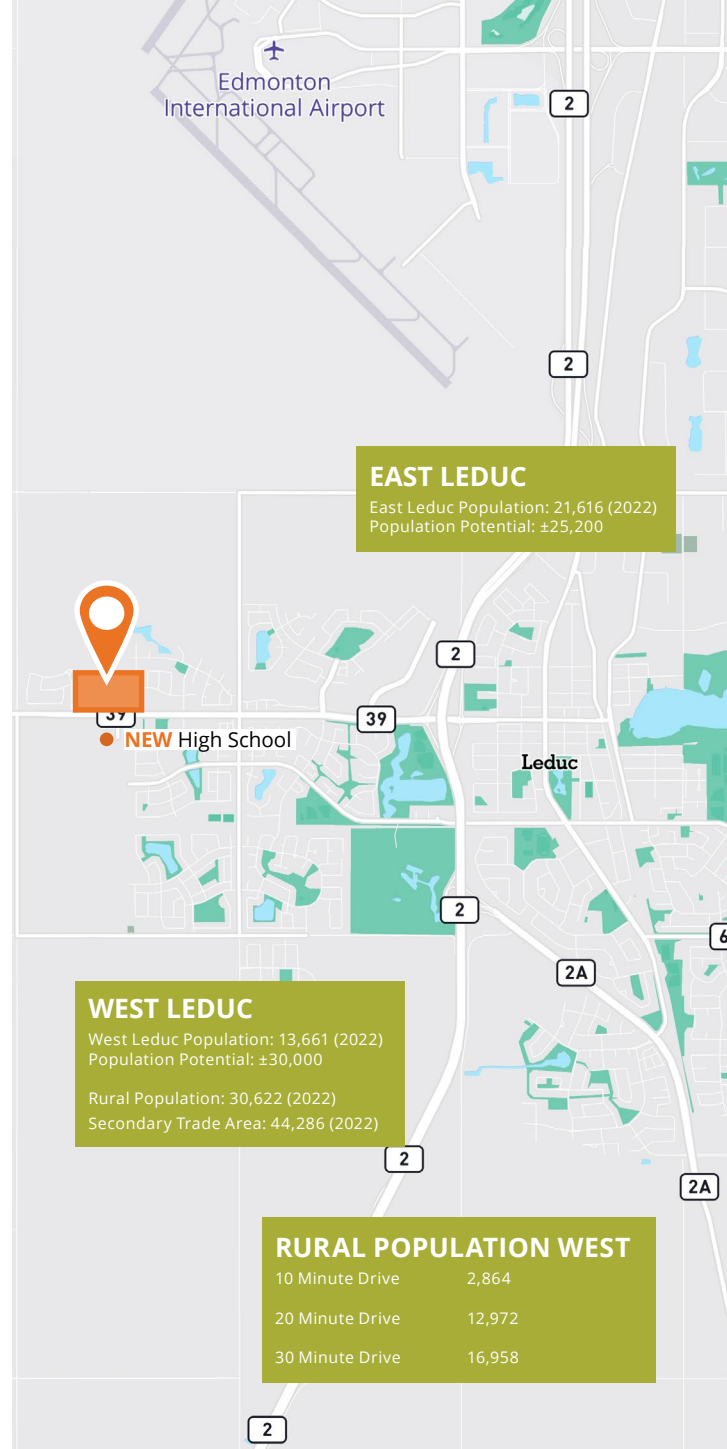
BIKE SCORE

Leduc highlights

The 2021 Federal Census highlights Leduc's population of 34,094 people, an increase of 13.7% over the 2016 census.

Edmonton International Airport, located just north of Woodbend, is the fastest growing major airport in Canada

Nearby amenities include: Premium Outlet Collections, Costco and Century Mile Racetrack and Casino



For Lease

Woodbend Market, Leduc, AB

Woodbend Community

Woodbend will be a fully integrated residential community where people can live, learn, work, shop and play. The services and amenities required to meet the day to day needs of residents will all be located within the community and connected by pedestrian routes and dedicated greenways. With 74 Street proposed for widening as a future collector road into Woodbend, this community will also provide convenience in accessing Edmonton and surrounding communities.



Visit us online
avisonyoung.com

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