



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

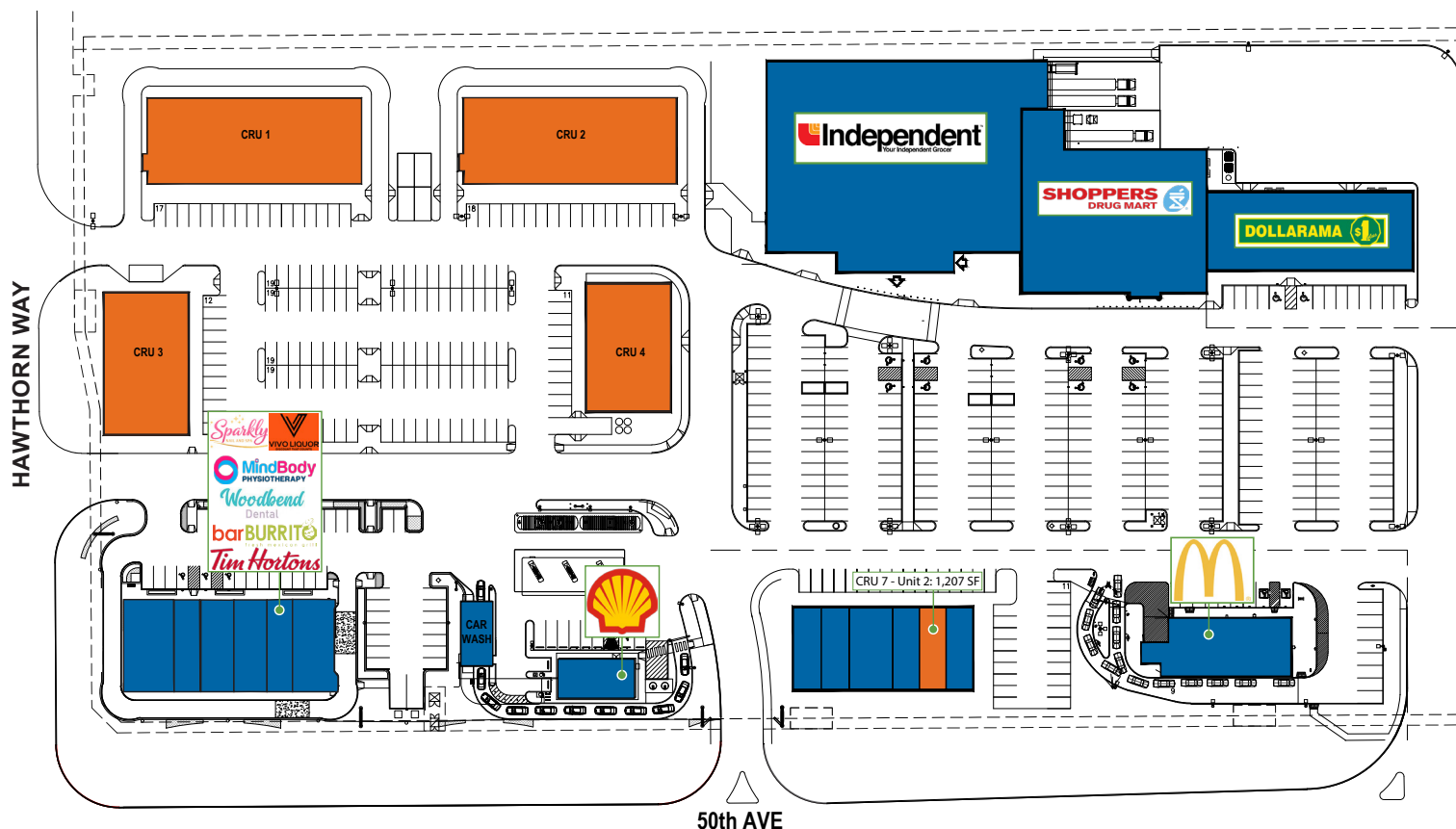
MELCOR

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■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING

▲ SITEPLAN

WOODBEND MARKET

SITE HIGHLIGHTS:

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

MAJOR TENANTS:



SHOPPERS
DRUG MART



Tim Hortons



CURRENT OPPORTUNITIES: Anchor, CRU, Pad



*Master-planned and
developed by Melcor*

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