



ANCHORED BY LANDMARK CINEMAS



17 Street &
Whitemud Drive
Southeast Edmonton, AB



20 acre prime
mixed-use site



131,000 SF building area;
shadow-anchored by
Walmart Supercentre



ForsterHarvard.ca



**FORSTER
HARVARD**
DEVELOPMENT CORP



- **GROVE ON 17** is anchored by Landmark Cinemas and surrounded by ETS Park & Ride, Walmart Supercentre, Staples, Real Canadian Superstore and Home Depot.
- Combined with the surrounding area offering over one million square feet of mixed-uses, **GROVE ON 17** is ideally located to fulfill this large and growing community's destination, convenience, and service needs.
- Easily accessible from Whitemud Drive, **GROVE ON 17** is Southeast Edmonton's newest entertainment destination.
- 347 residential units on-site.



1,491,000
City of Edmonton
CMA Population



37
City of Edmonton
Median Age



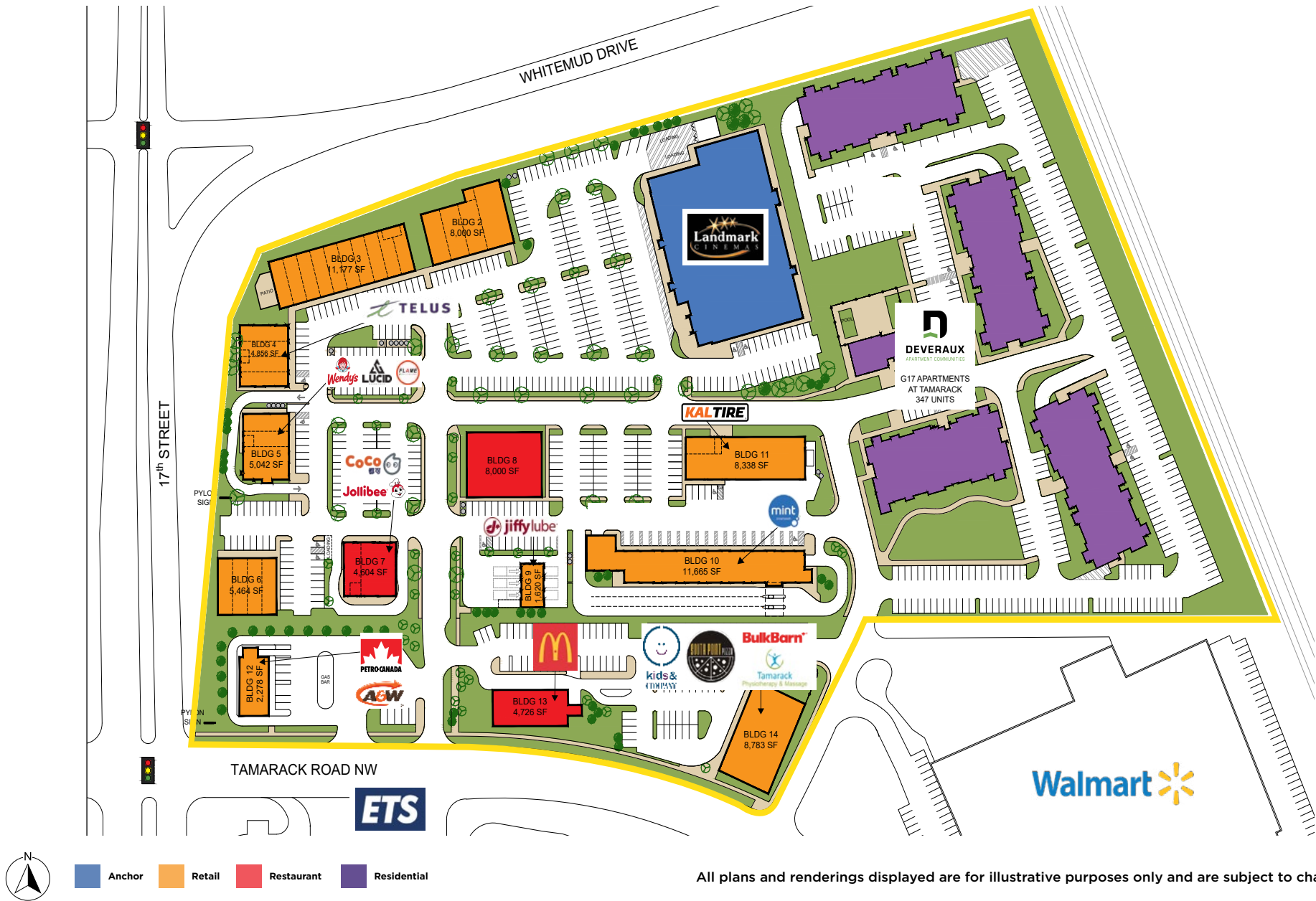
\$103,190
Metro Edmonton
Median Household Income



Over 45,000 vpd
(vehicles per day)
Average daily traffic count
(Intersection of Whitemud Drive &
17 Street NW)



300K+ - 500K+
Trade Area
Primary: 300,000+
Secondary: 500,000+



STORE DIRECTORY

- A&W
- Bulk Barn
- Coco Bubble Tea
- Flame Pizzeria
- Jiffy Lube

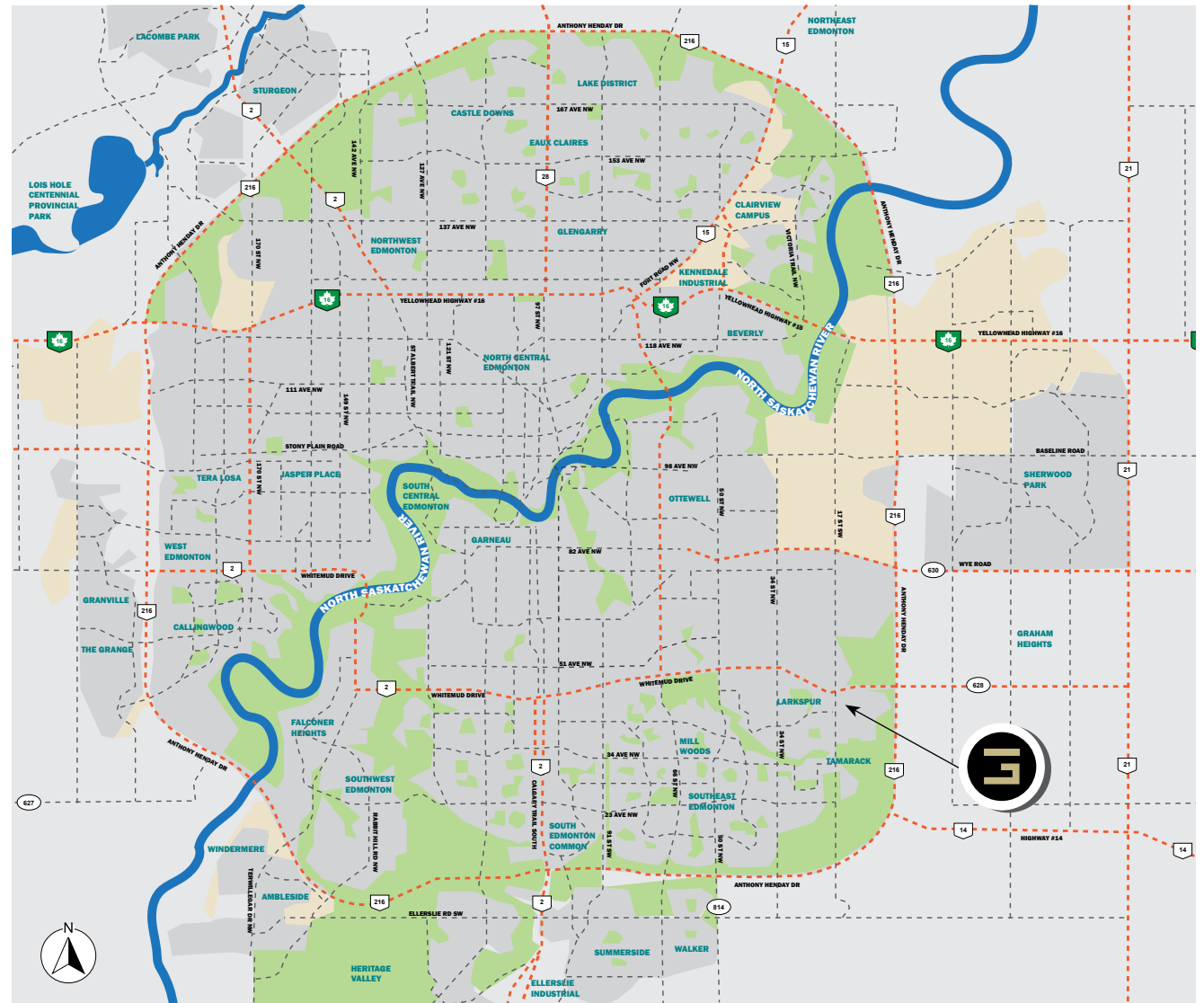
- Jollibee
- Kal Tire
- Kids & Company
- Landmark Cinemas
- Lucid Cannabis

- McDonald's
- Mint Smartwash
- Petro Canada
- South Point Pizza
- Tamarack Physio & Massage

- Telus
- Wendy's



GROVE^{ON} 17



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