



GROVE ON 17

# 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



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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



**\$103,819**  
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+





■ Anchor  
 ■ Retail  
 ■ Restaurant  
 ■ Residential

All plans and renderings displayed are for illustrative purposes only and are subject to change.

## STORE DIRECTORY

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

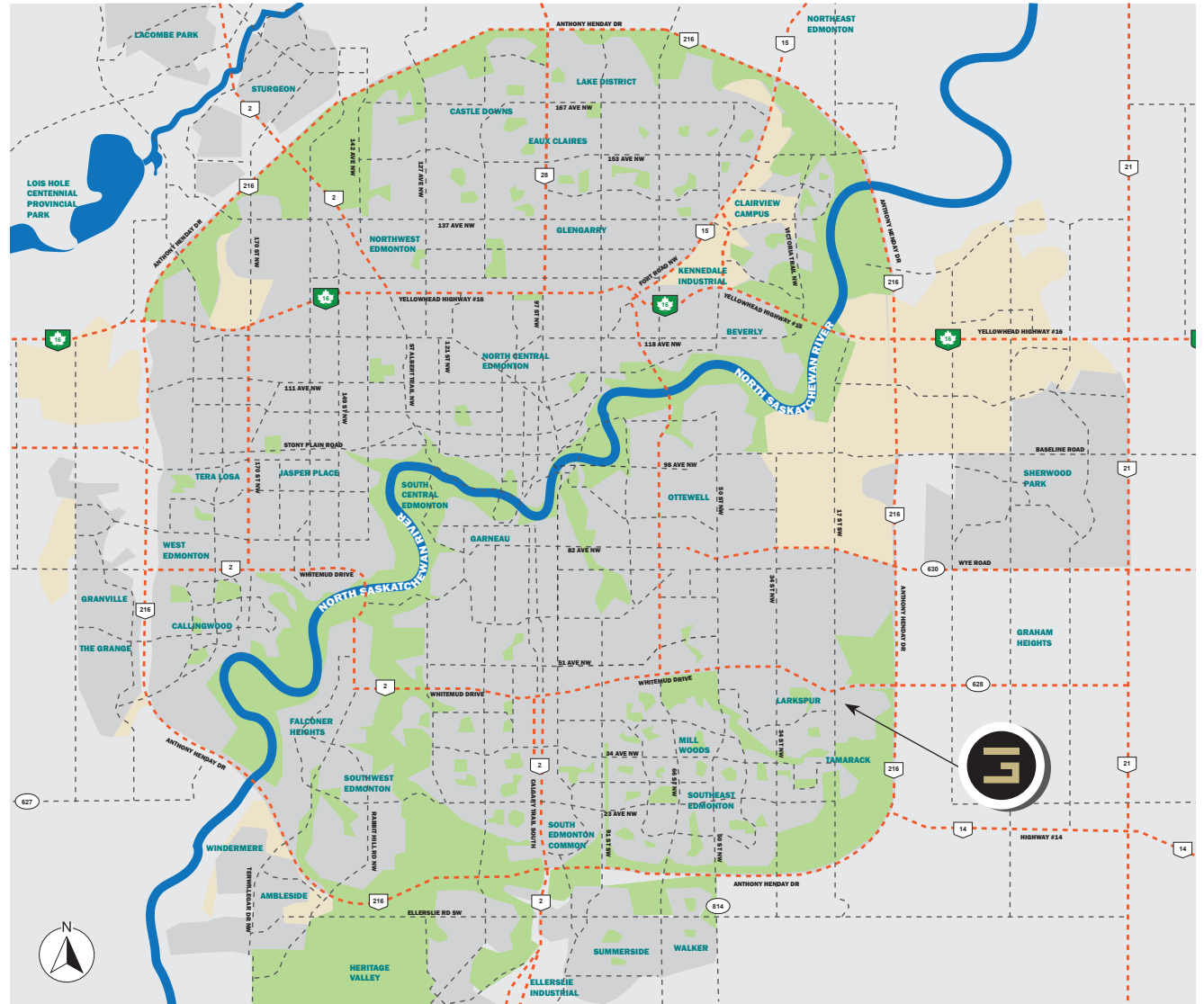
- Jollibee
- Kal Tire
- Kids & Company
- Landmark Cinemas
- Lucid Cannabis

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

- Telus
- Wendy's



# GROVE ON 17



**Dan Woychuk**  
Vice President, Retail Leasing  
(306) 519-1628  
Dan@ForsterHarvard.ca



ForsterHarvard.ca