

## NEW NEIGHBOURHOOD RETAIL





Victoria Trail NW & Hermitage Road Northeast Edmonton, AB



8 acre prime mixed-use site



24,000 SF building area; multi-family residential adjacent to parks & pond



ForsterHarvard.ca







- Vista Ridge is situated on a ridge that descends toward the North Saskatchewan River and is adjacent to several parks, a dog-friendly open space, and a stocked trout pond.
- Good access from Yellowhead Trail / Hwy 16 with a traffic count of approximately 30,800 vehicles per day at the intersection of Victoria Trail NW and Hermitage Road.
- Close proximity to Anthony Henday Drive providing quick access to Edmonton and surrounding areas.
- Various amenities nearby including the Edmonton Soccer Centre East, Clareview Community Recreation Centre, Edmonton Public Library and six schools.

1,491,000 City of Edmonton CMA Population



Over 30,800 vpd (vehicles per day)

Average daily traffic count (Intersection of Victoria Trail NW and Hermitage Road)

**37** 

City of Edmonton Median Age



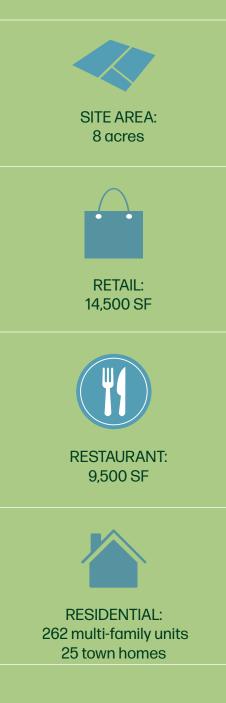
\$103,190

Metro Edmonton Median Household

Income

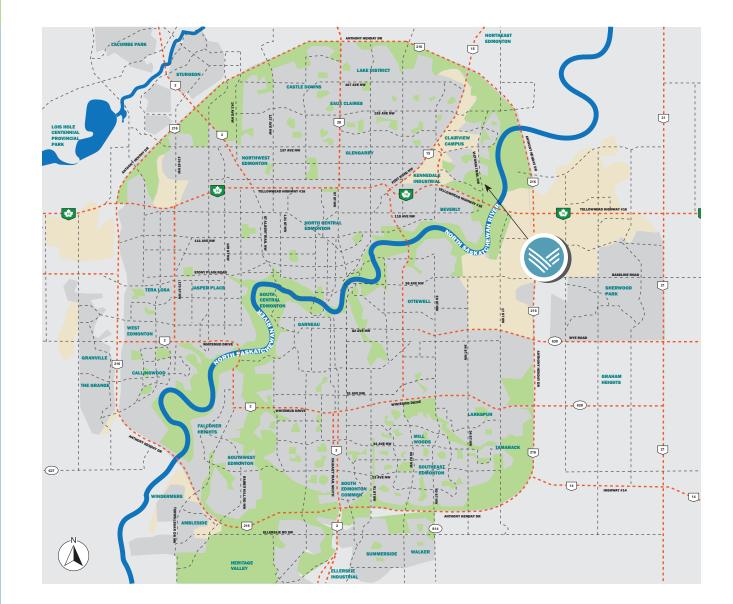
Trade Area Primary: 300,000+ Secondary: 500,000+











Dan Woychuk Vice President, Retail Leasing

(306) 519-1628 Dan@ForsterHarvard.ca



ForsterHarvard.ca