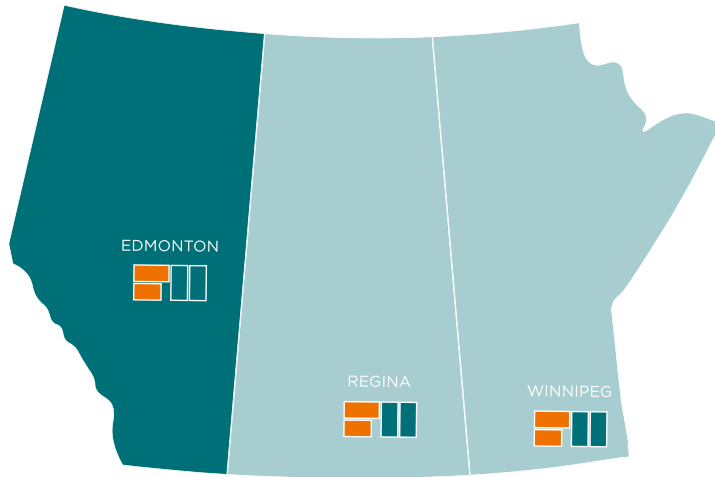




**FORSTER  
HARVARD**  
DEVELOPMENT CORP



**GROVE ON 17**



20 acre prime mixed-use site



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



17 Street &  
Whitemud Drive  
Southeast Edmonton, AB



ForsterHarvard.ca





- **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

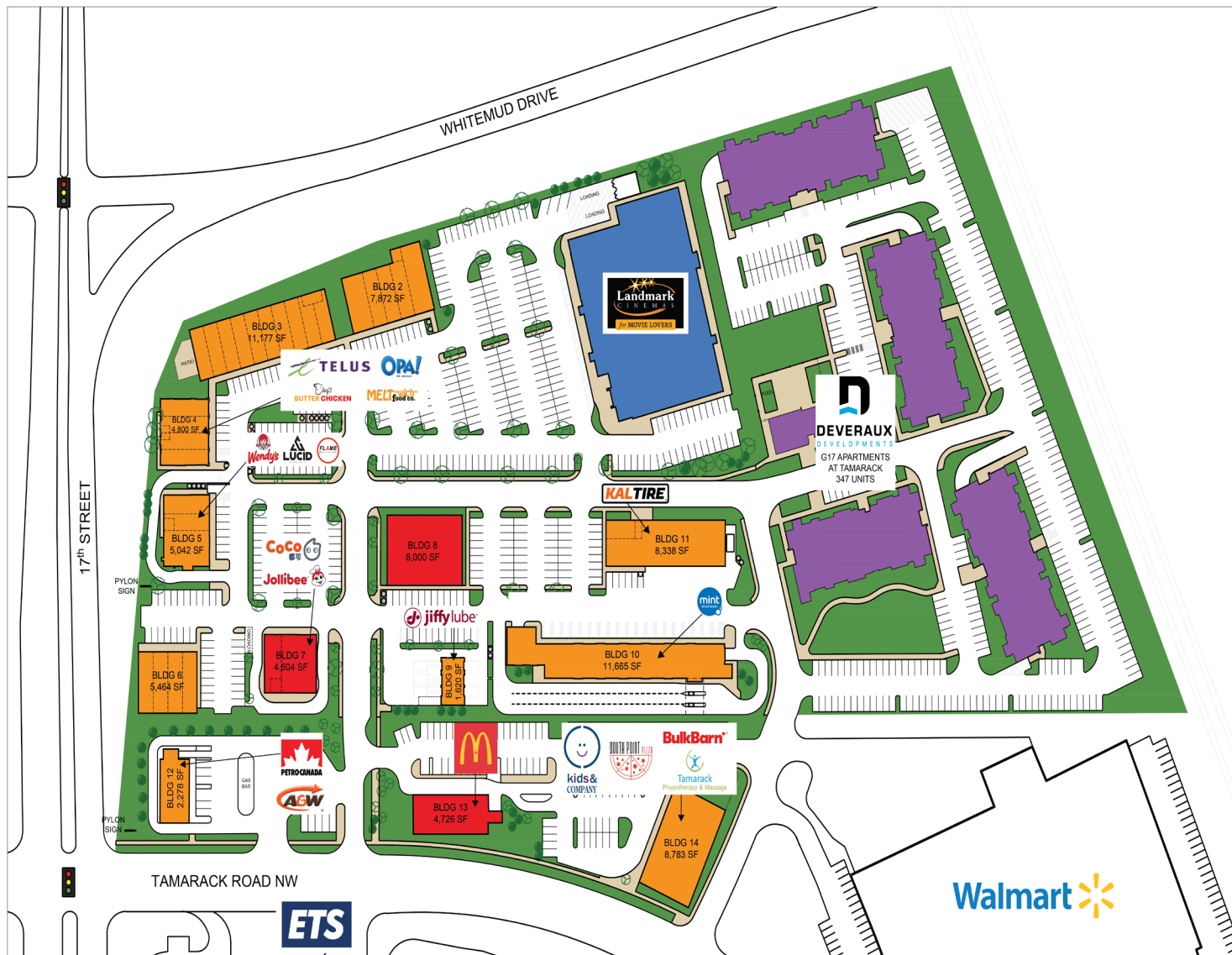


**Over 45,000 vpd**  
(vehicles per day)  
Average daily traffic count  
(Intersection of Whitemud Drive &  
17 Street NW)



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





■ Anchor   
 ■ Retail   
 ■ Restaurant   
 ■ Residential

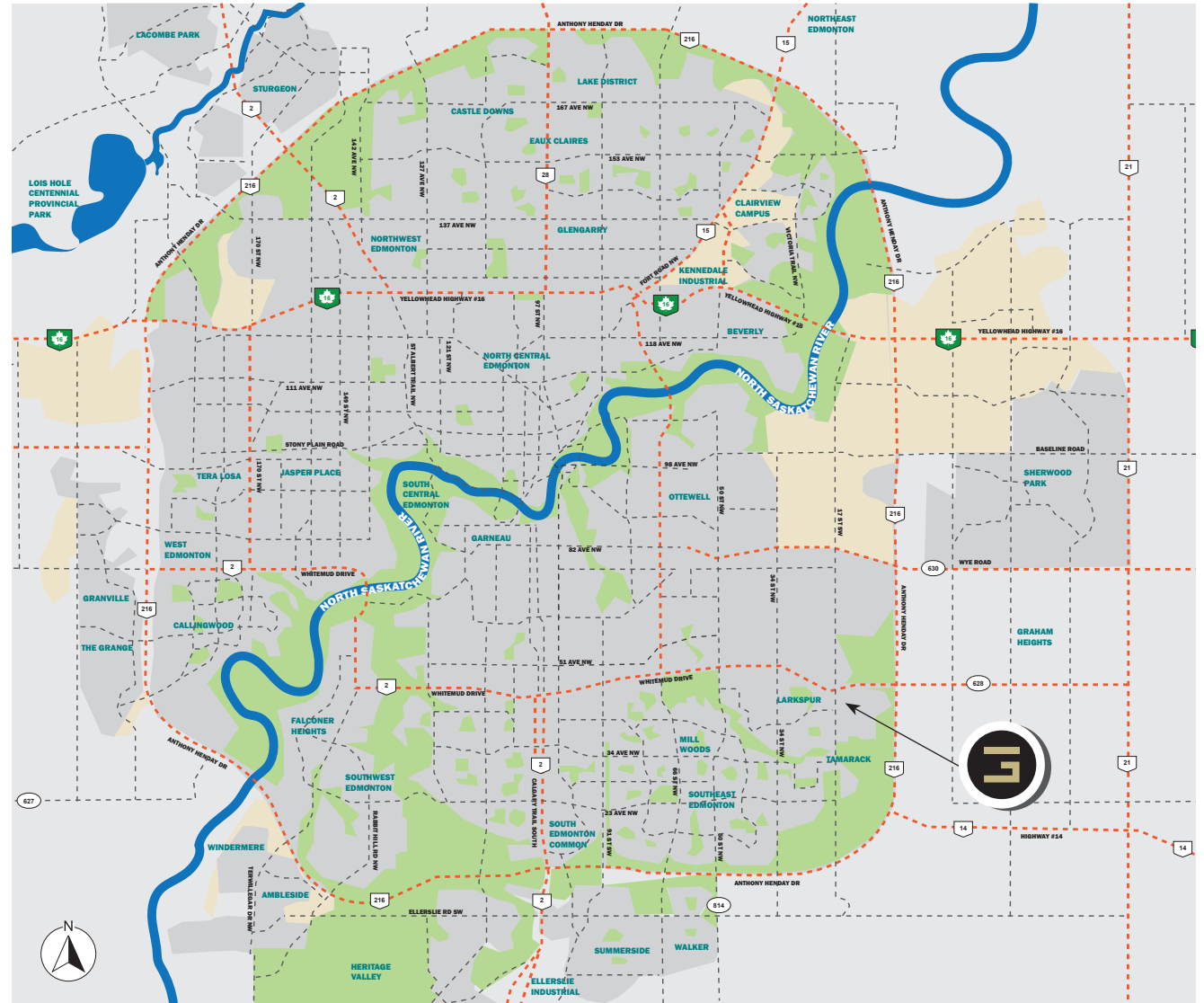
All plans and renderings displayed are for illustrative purposes only and are subject to change.

## STORE DIRECTORY

- |  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li>• A&amp;W</li> <li>• Bulk Barn</li> <li>• Chef's Butter Chicken</li> <li>• Coco Bubble Tea</li> <li>• Flame Pizzeria</li> </ul> | <ul style="list-style-type: none"> <li>• Jiffy Lube</li> <li>• Jollibee</li> <li>• Kal Tire</li> <li>• Kids &amp; Company</li> <li>• Landmark Cinemas</li> </ul> | <ul style="list-style-type: none"> <li>• Lucid Cannabis</li> <li>• McDonald's</li> <li>• Meltwich</li> <li>• Mint Smartwash</li> <li>• OPA! Of Greece</li> </ul> | <ul style="list-style-type: none"> <li>• Petro Canada</li> <li>• South Point Pizza</li> <li>• Tamarack Physio &amp; Massage</li> <li>• Telus</li> <li>• Wendy's</li> </ul> |
|--|--|--|--|



# GROVE ON 17



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