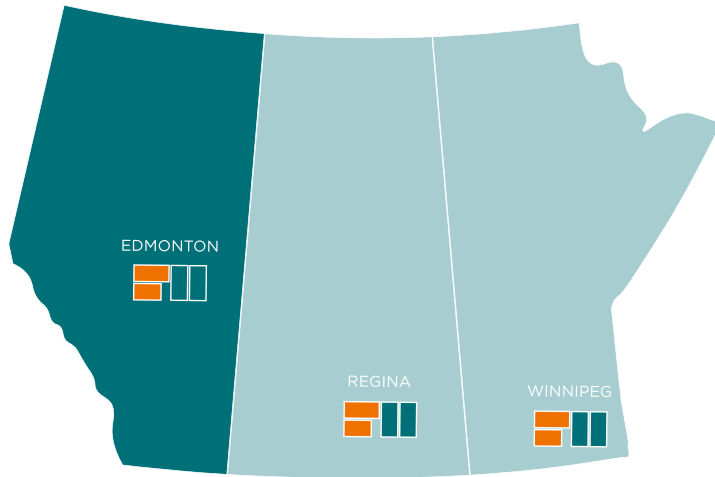




 20 acre prime mixed-use site

 ForsterHarvard.ca

 17 Street &  
Whitemud Drive  
Southeast Edmonton, AB

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



- **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**  
Average vehicles per day  
(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.



# GROVE<sup>ON</sup>17

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