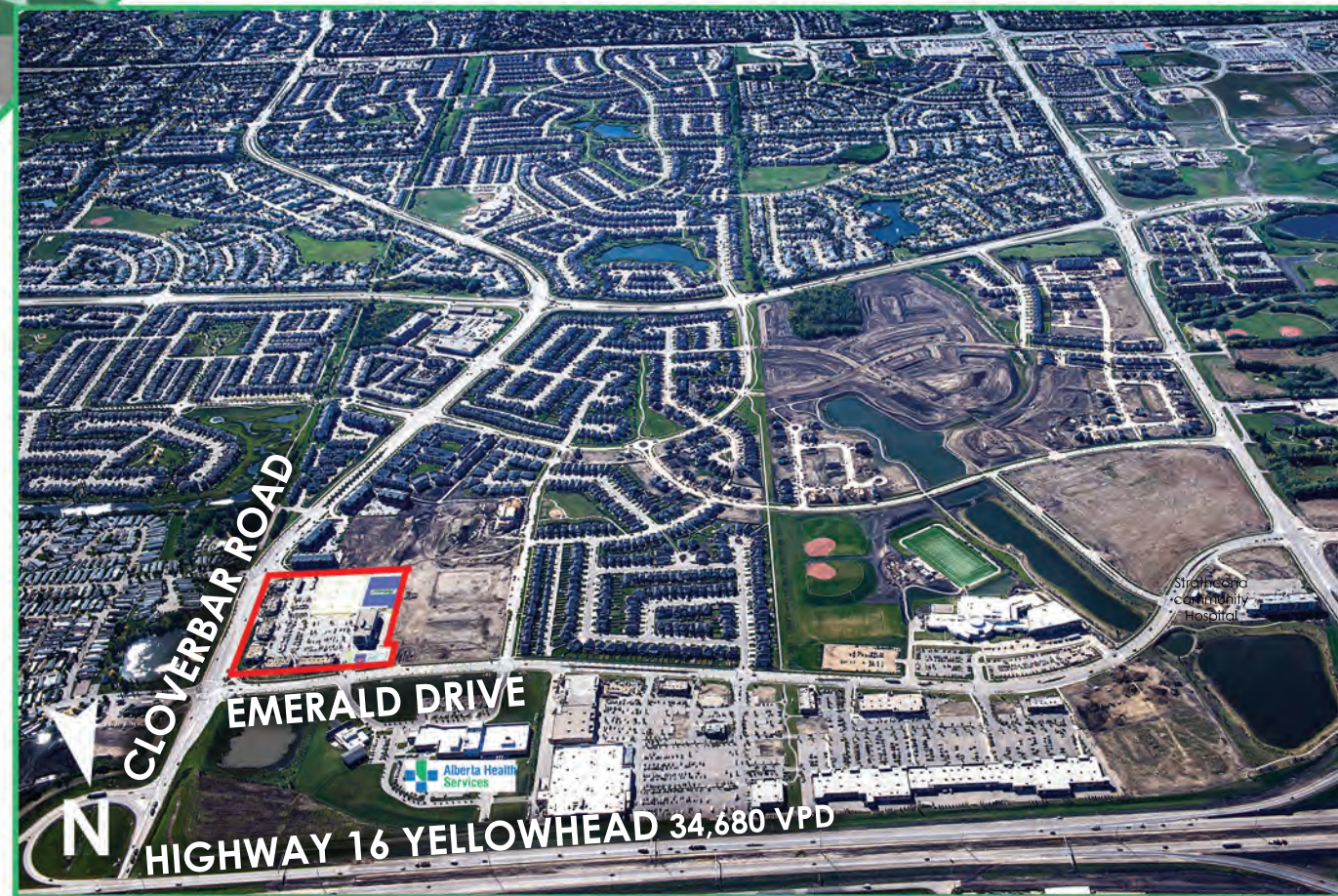


EMERALD HILLS URBAN VILLAGE

Southwest Corner of Emerald Drive & Cloverbar Road - Sherwood Park, Alberta



PROJECT FEATURES

- 11.2 acre grocery anchored site
- 90,500 sf of retail area
- 3 storey multi-tenant retail/office building
- Join RBC, Tim Hortons, CIBC, Red Robin, Starbucks and many more
- Located across the street from the Strathcona Community Hospital

AREA FEATURES

- Situated within Sherwood Park in Strathcona County
- 2015 population at 68,782 (Sherwood Park) and 95,597 (Strathcona County)
- Average Family Income of \$144,425.00 (Statistics Canada)
- Full interchange access to HWY 16 via Cloverbar Road

CAMERON DEVELOPMENT CORPORATION

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