

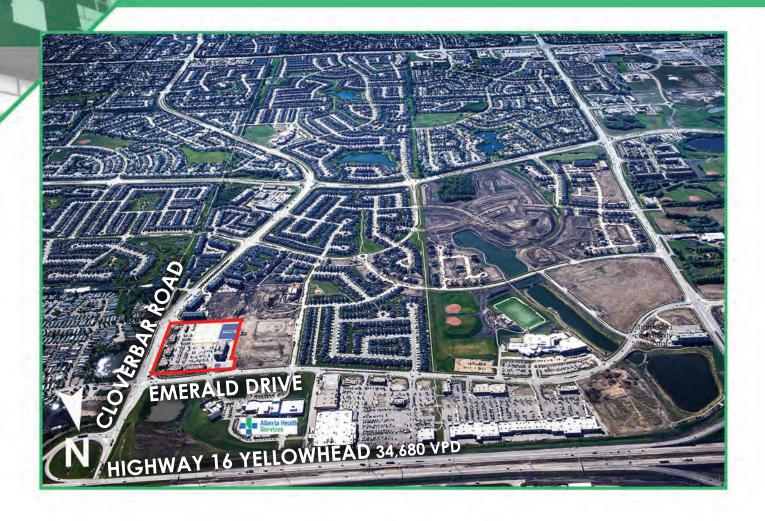


## CAMERON DEVELOPMENT CORPORATION

10180-111 Street, Edmonton, AB T5K-1K6 (780) 424-8008 Fax (780) 424-2288 www.camdevcorp.com

## 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

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# EMERALD HILLS URBAN VILLAGE Southwest Corner of Emerald Drive and Cloverbar Road - Sherwood Park, Alberta Alberta Health Strathcona Community Services Hospital VitalityHealth **Emerald Drive** Artistry Blinds petvalu 6 Directional Dr. Jaffer Access ROGERS Dentistry **BLDG** A BLDG G 8,520 SF PENDING All Directional Access 2nd Floor Physical Therapy Hearing Clinic Available: 10,127 sf 3rd Floor Available:16,443 sf **PHARMASAVE PURE CLINICS** RBC 2,500 sf SUBWA) Jobey/ 4 RIGHT-IN **RIGHT-OUT Cloverbar Road** 0 CO-OP Directional RIGHT-IN RIGHT-OUT Access CAMERON DEVELOPMENT CORPORATION