


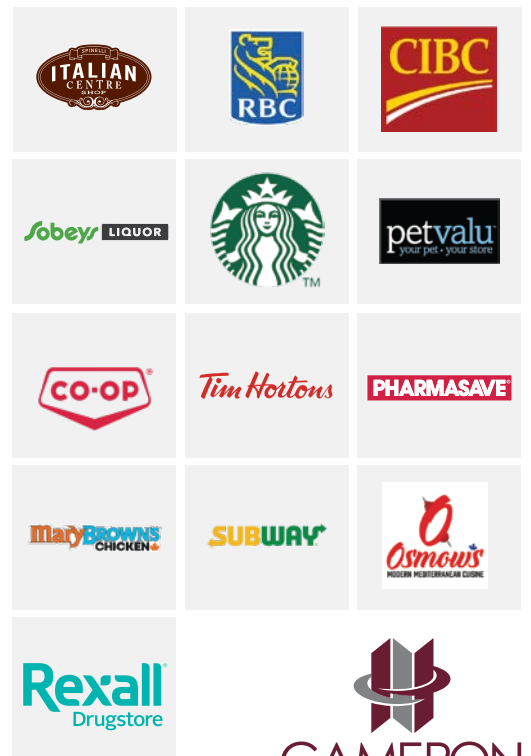
Emerald Hills Urban Village

SW Corner of Emerald Drive & Cloverbar Road (Sherwood Park, AB)



Emerald Hills Urban Village is a mixed-use commercial centre with fast food, financial services, a three-storey office/medical tower, and the popular Italian Centre grocery store, serving the affluent community of Sherwood Park and Strathcona County.

	Commercial Site Retail Area	11.2 acres 123,294 sf
	HWY 16/Yellowhead HWY 21	Adjacent 4 min
	Primary Trade Area Med. HH Income	75,708 (2024) \$123,993
	Annual Visits Avg. Visits per Day	2,092,483 (2023) 5,733



CAMERON
CORPORATION

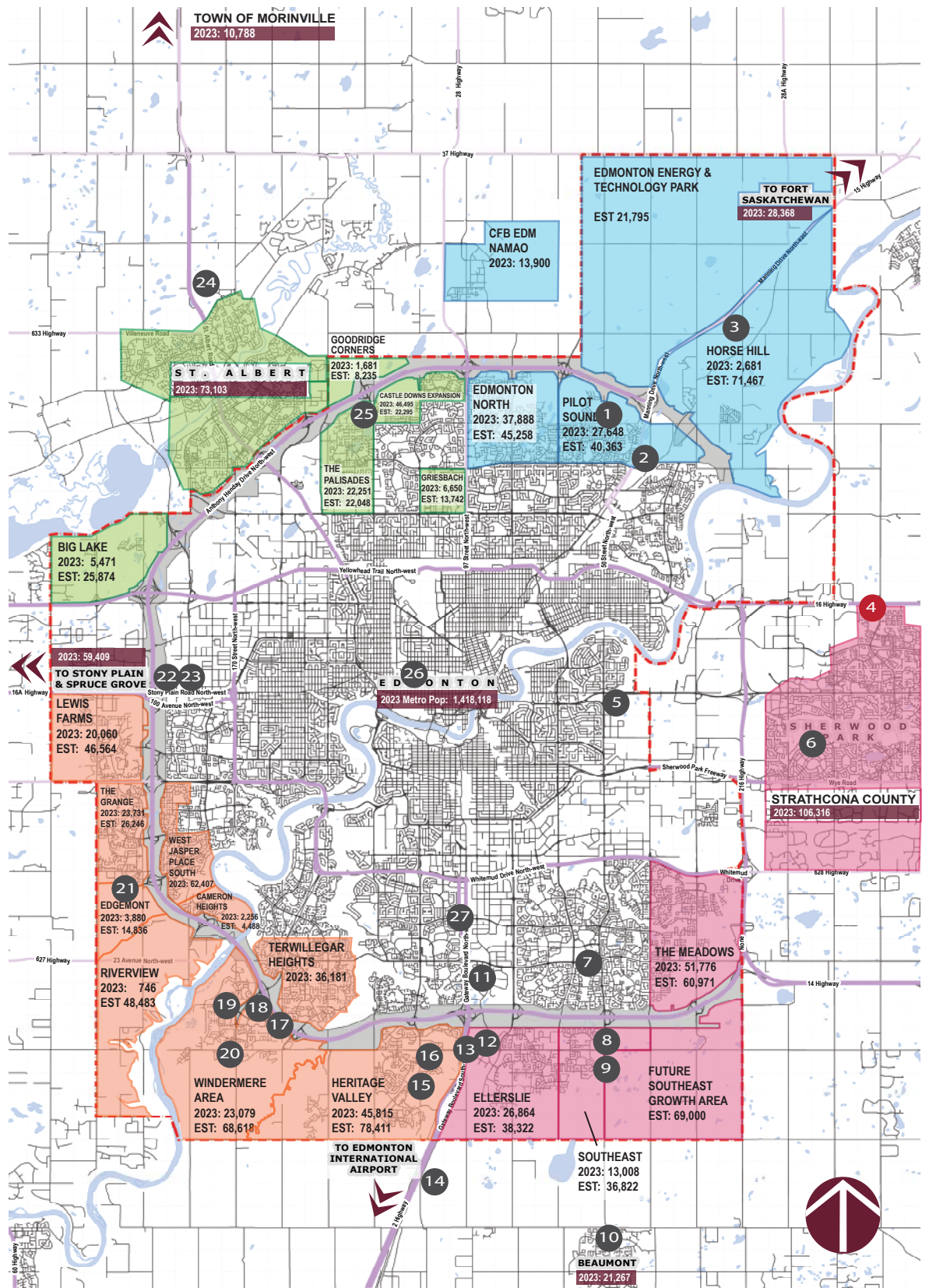
Emerald Hills Urban Village



Population Statistics

	3 KM	5 KM	7 KM	Strathcona County
Population 2025	30,170	51,653	75,708	99,225
Population est. 2030	39,866	61,681	86,951	1,640,000
Households	12,445	21,187	31,004	39,869
Med. HHI	\$127,332	\$125,705	\$123,993	\$124,000

Cameron projects throughout Greater Edmonton Area



- 1 Hollick Kenyon / McConachie Plaza
- 2 Manning Town Centre / Manning Village
- 3 Horse Hill
- 4 Emerald Hills
- 5 Centre 50
- 6 The Market at Centre in the Park
- 7 Meyokumin
- 8 Harvest Hills Market
- 9 Harvest Pointe
- 10 Montalet / Gallerie Beaumont
- 11 South Edmonton Common
- 12 Ellerslie Crossing
- 13 Edmonton Business Campus
- 14 Monarch Industrial Park
- 15 Cavanagh
- 16 Southbrook
- 17 Windermere Pointe
- 18 Currents of Windermere
- 19 Windermere Crossing
- 20 Windermere South
- 21 Edgemont
- 22 Sunwapta West
- 23 Sunwapta Centre
- 24 Erin Ridge
- 25 Albany Market Square
- 26 Downtown Office
- 27 South Trail