

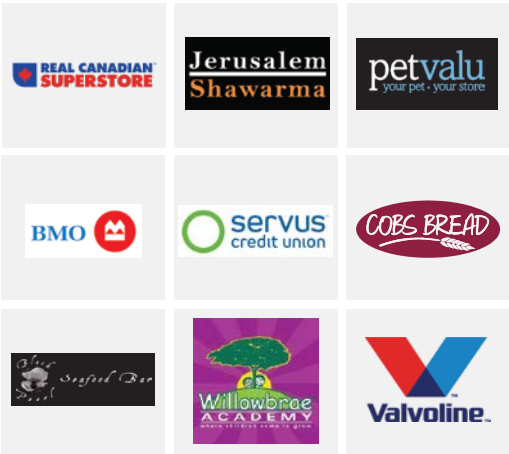
# Windermere Crossing

SW Corner of 170 Street & Windermere Boulevard



**Windermere Crossing** serves one of Edmonton's most affluent demographic areas. This site is strategically positioned near Anthony Henday Drive and hosts a variety of contemporary casual and fast food dining options with a strong grocery anchor.

|                                                                                    |                              |                  |
|------------------------------------------------------------------------------------|------------------------------|------------------|
|  | <b>Commercial Site</b>       | 21.0 acres       |
|                                                                                    | <b>Retail Area</b>           | 208,000 sf       |
|  | <b>Anthony Henday Drive</b>  | 1 min            |
|                                                                                    | <b>Terwillegar Dr/170 St</b> | Adjacent         |
|  | <b>Primary Trade Area</b>    | 88,287 (2024)    |
|                                                                                    | <b>Avg. Household Income</b> | \$154,074        |
|  | <b>Annual Visitors</b>       | 3,072,607 (2023) |
|                                                                                    | <b>Avg. Visitors per Day</b> | 8,418            |



# Windermere Crossing

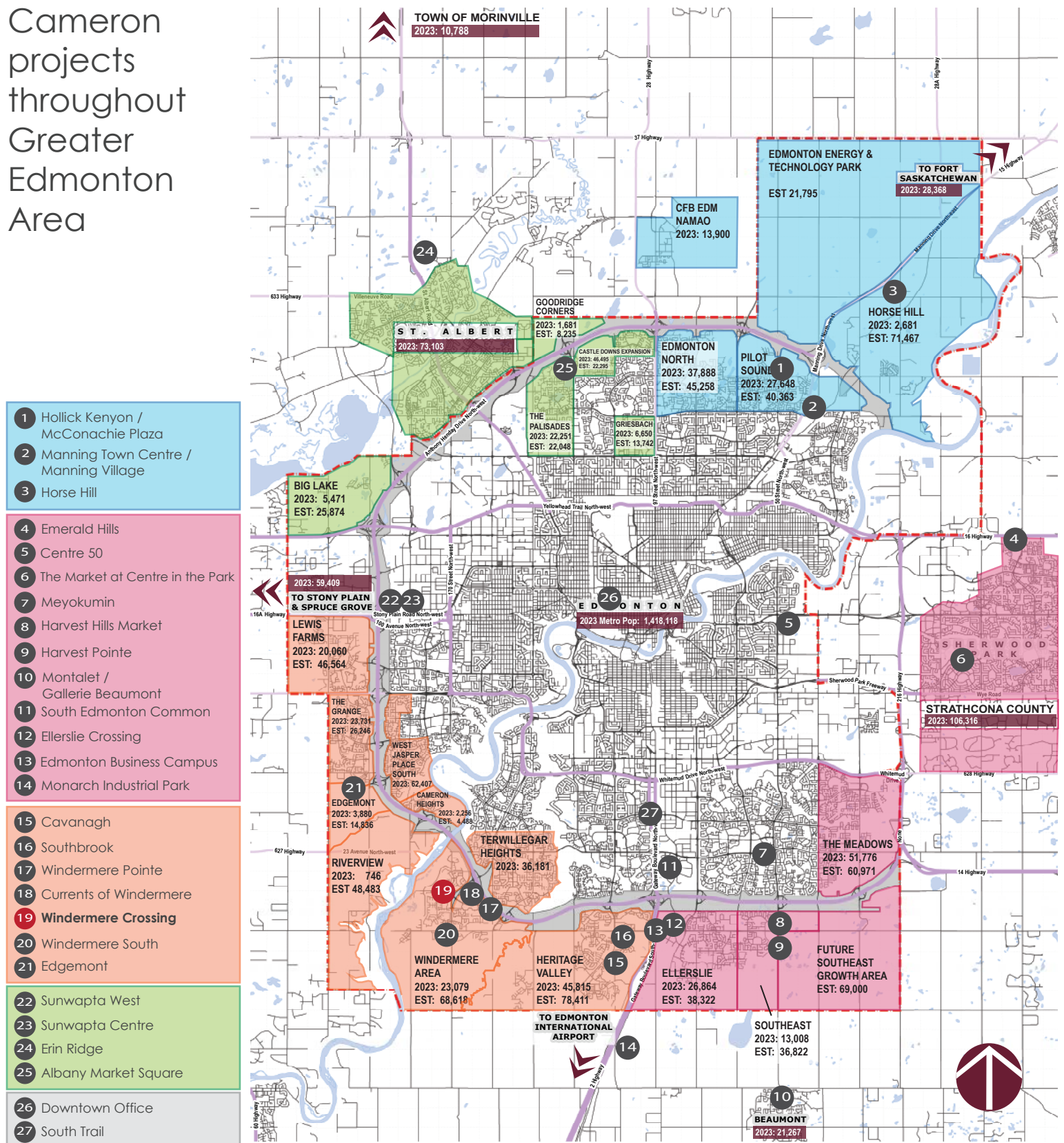


Population Statistics

|                      | 3 KM      | 5 KM      | 7 KM      | Edmonton  |
|----------------------|-----------|-----------|-----------|-----------|
| Population 2024      | 44,718    | 88,287    | 176,801   | 1,059,577 |
| Population est. 2030 | 64,259    | 122,475   | 233,887   | 1,164,077 |
| Households           | 16,204    | 31,442    | 64,878    | 396,400   |
| Avg. HHI             | \$141,173 | \$154,074 | \$143,238 | \$110,600 |



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