

Edgemont

SE Corner of Lessard Road NW & 199 St NW



Edgemont is a commercial development ideally located in the fast-growing and affluent West Edmonton area. Adjacent to the busy 199 St NW and Lessard Road intersection, with planned multi-family residential units on-site.



**Commercial Site
Retail Area**

5.7 acres
47,000 sf



**Lessard Road
Anthony Henday Drive**

Adjacent
2 min



**Primary Trade Area
Med. HH Income**

75,476 (2025)
\$125,758

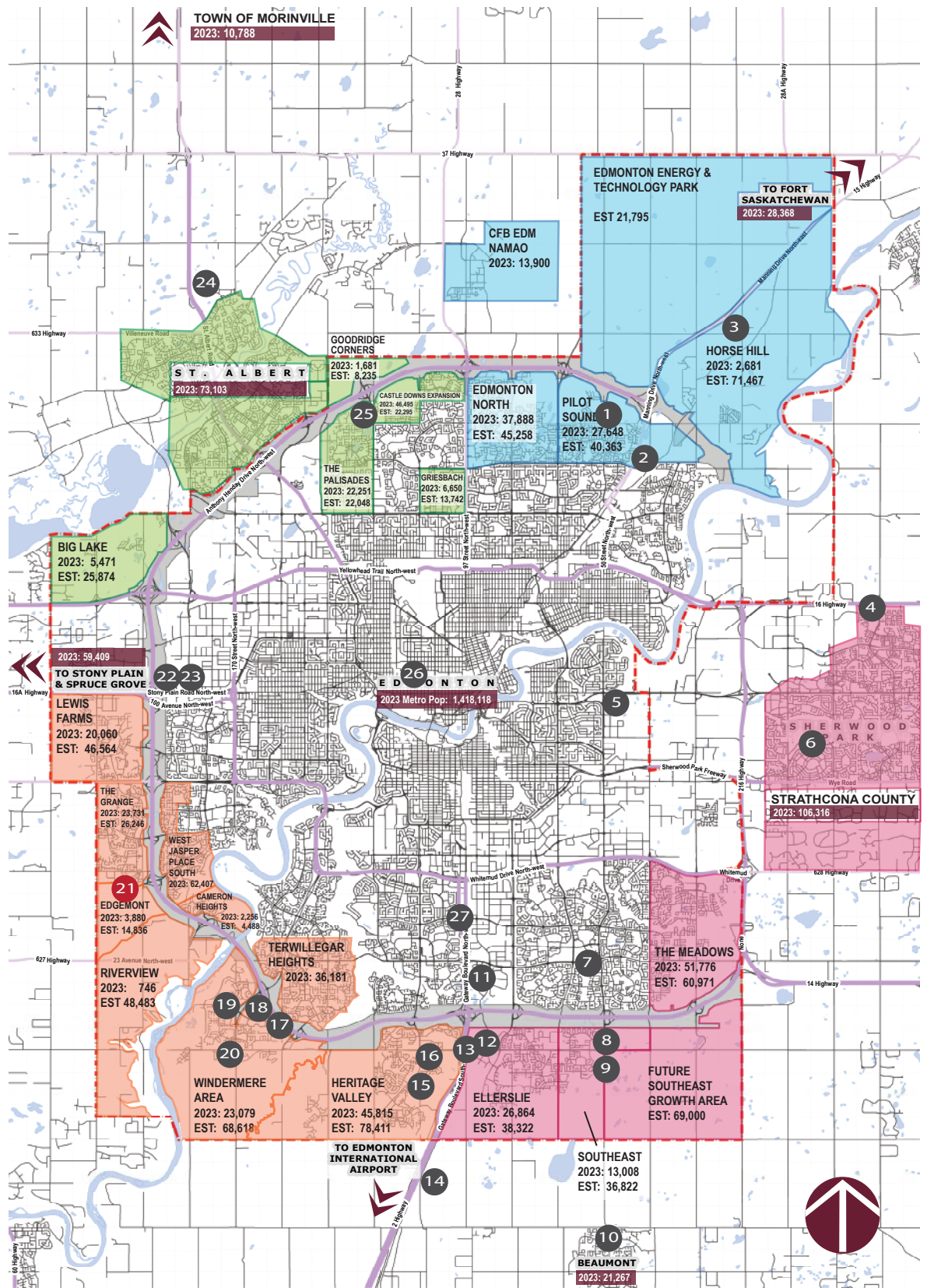




Population Statistics

	3 KM	5 KM	7 KM	Edmonton
Population 2025	34,342	75,476	169,034	1,010,899
Population est. 2030	45,574	92,677	206,812	1,640,000
Households	13,579	30,827	68,410	432,557
Med. HHI	\$133,736	\$125,758	\$122,806	\$92,276

Cameron projects throughout Greater Edmonton Area



Cameron Corporation

10180-111 St NW Edmonton, AB T5K 1K6

leasing@cameroncorporation.com

+1 780.424.8008

cameroncorporation.com

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@Cameron_Corp

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