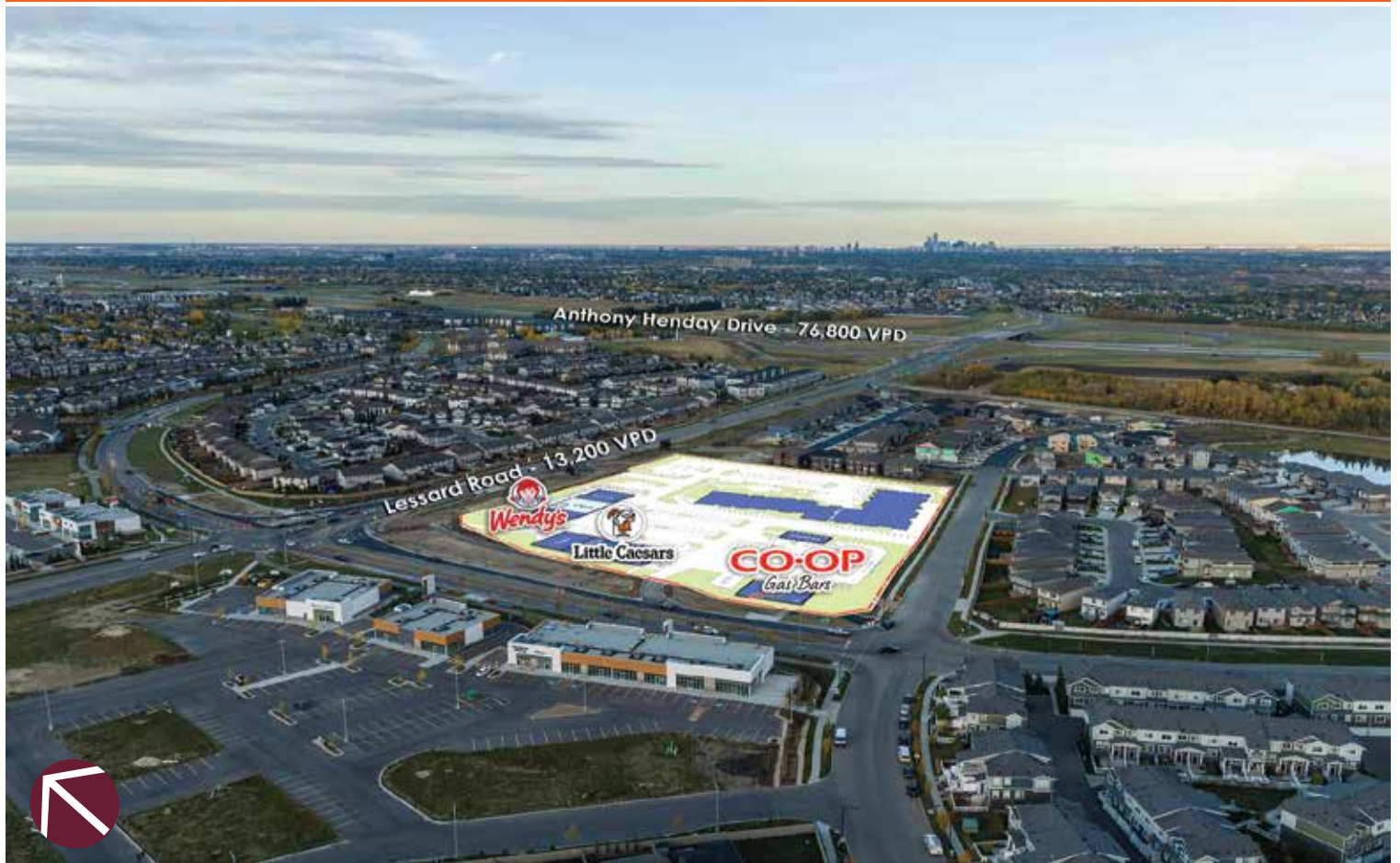


# Edgemont

SE Corner of Lessard Road NW & 199 St NW



**Edgemont** is a new community located in the fast-growing and affluent West Edmonton area. Adjacent to the Anthony Henday Drive and Lessard Road.



**Commercial Site  
Retail Area**

5.7 acres  
47,000 sf



**Lessard Road  
Anthony Henday Drive**

Adjacent  
2 min



**Primary Trade Area** 75,377 (2022)  
**Avg. Household Income** \$131,031





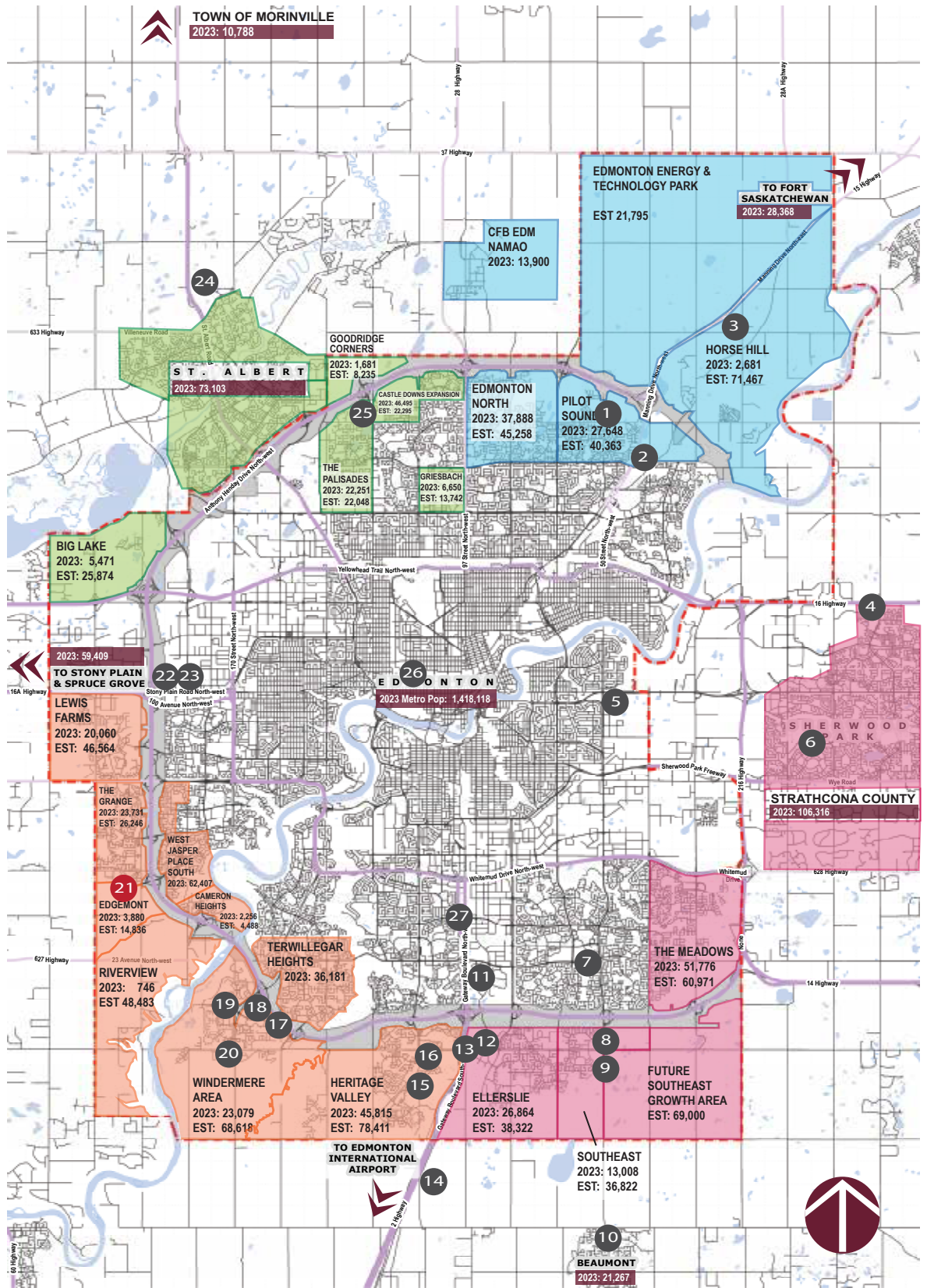


Population Statistics

	3 KM	5 KM	7 KM	Edmonton
Population 2022	34,302	75,377	168,875	1,010,899
Population est. 2027	41,655	87,062	193,774	1,116,700
Households	11,874	27,529	61,806	396,400
Avg. HHI	\$135,742	\$131,031	\$133,785	\$110,600



# Cameron projects throughout Greater Edmonton Area



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