

Highway Exposure
Retail with Drive-Thru



FOR LEASE
**EASTGATE
SQUARE**

NWC 108 Avenue & 100 Street,
Westlock, AB

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PROPERTY HIGHLIGHTS

- Tremendous new drive-thru and retail opportunity
- Highway exposure along a heavy commuter traffic corridor
- Possession late 2025
- 1,000 - 13,000 SF
- Zoning - Retail Commercial

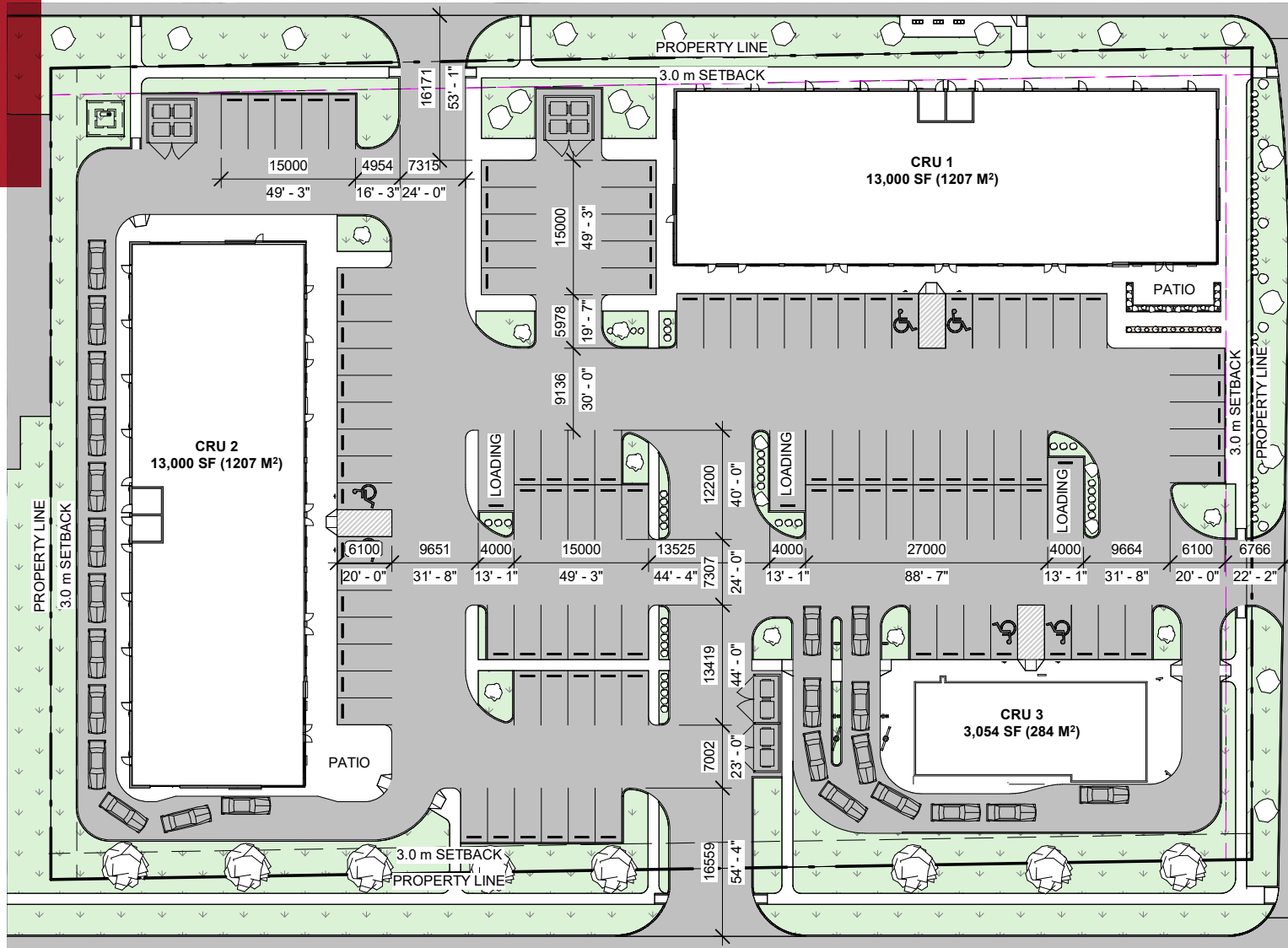


THE OPPORTUNITY

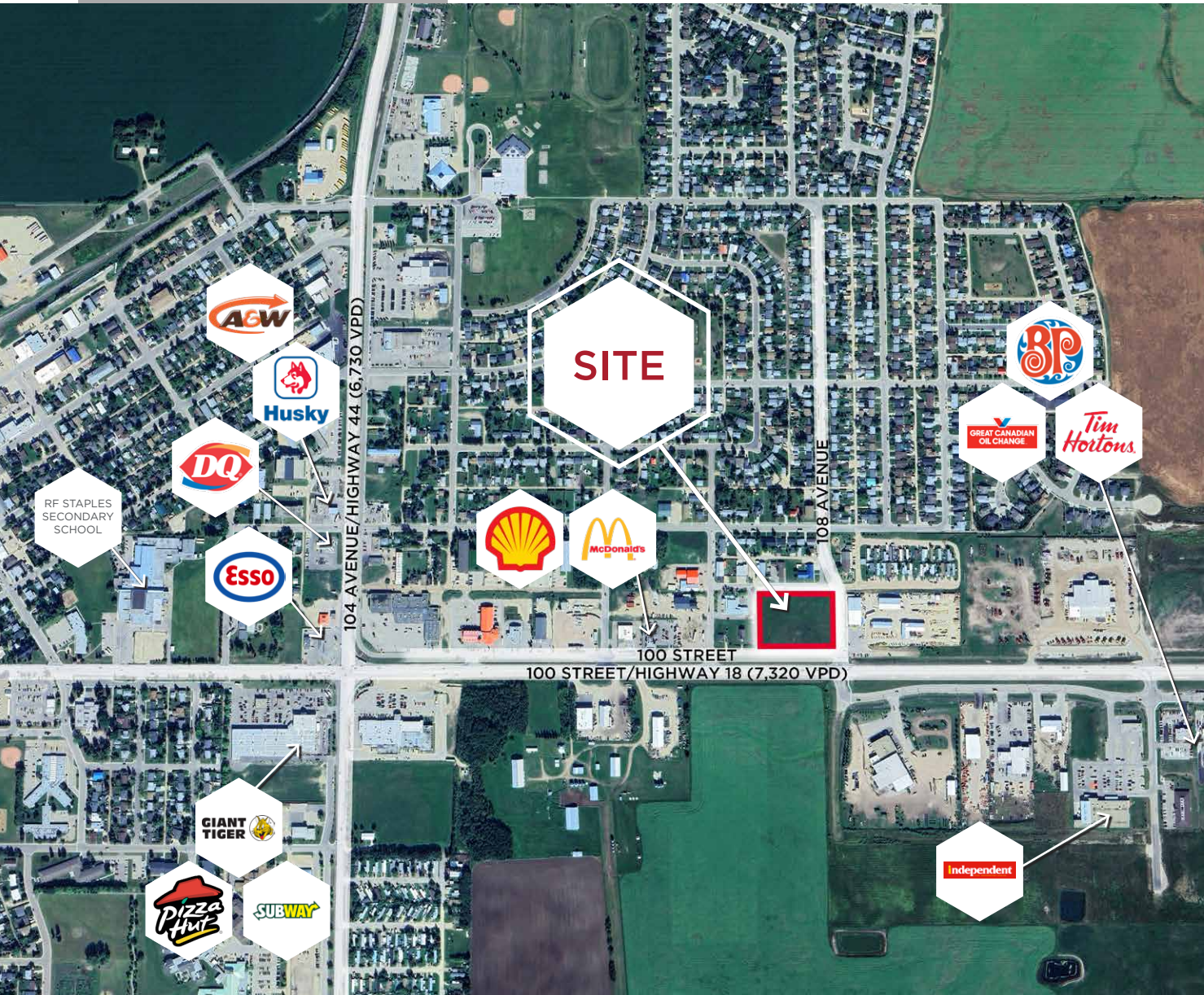
The community of Westlock offers an exciting opportunity for retail investment, with its position along major transportation routes like Highway 44 and proximity to the Greater Edmonton region. The town boasts a growing population, a vibrant agricultural economy, and serves as a regional hub for surrounding rural communities. Westlock's low business costs, supportive local government, and access to a skilled workforce make it an attractive option for investment. With ongoing residential growth and a need for more retail options, businesses can capitalize on the expanding demand for goods and services in this underserved market.



SITE PLAN



AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
2,414	5,340	5,455



AVERAGE INCOME

1KM	3KM	5KM
\$100,336	\$94,301	\$95,233



HOUSEHOLD

1KM	3KM	5KM
919	2,198	2,245



VEHICLES PER DAY

7,320 on Highway 18
6,730 on Highway 44