



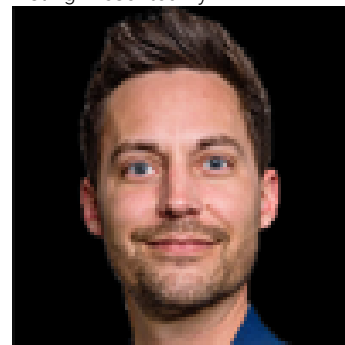
Sherwood Park Alberta

\$29

Fully fixtured bar and restaurant space available for lease, offering 3,154 sq. ft. on a prime corner location at the bustling intersection of Lakeland Drive and Sherwood Drive. Situated inside a sought-after, premium commercial and retail hub, the location sees heavy daily commuter and retail traffic, with 26,818 vehicles per day passing along Sherwood Drive south of Lakeland Drive. The surrounding 3km radius boasts a population of 40,113, 24,500 employees, 1,850 businesses, \$1.2B in total consumer spending, and an average household income of \$158,565 – a strong, high-density trade area for a restaurant or bar concept. This turnkey space is ready for immediate occupancy, with ample on-site parking across 309 surface stalls serving the plaza.

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