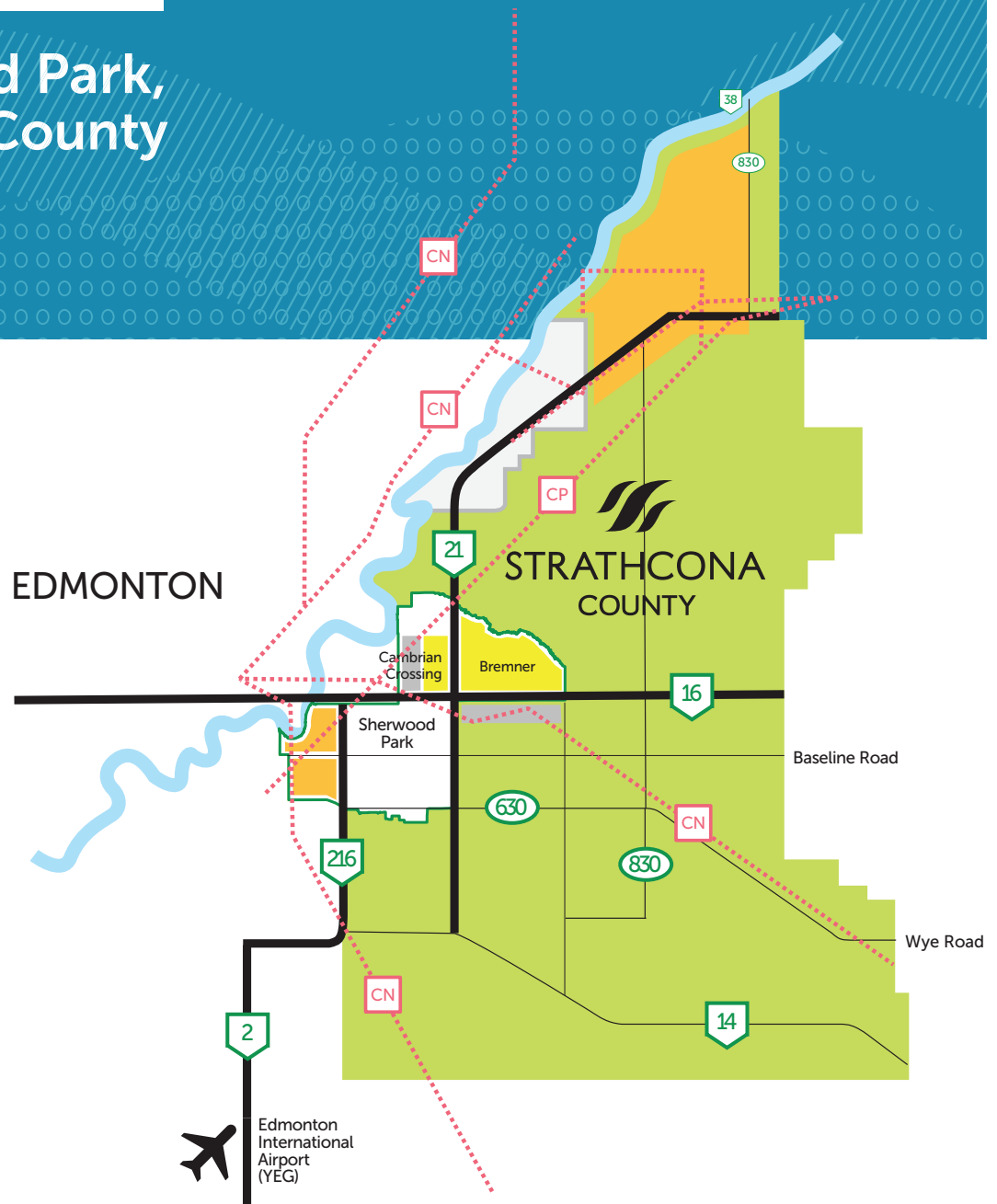
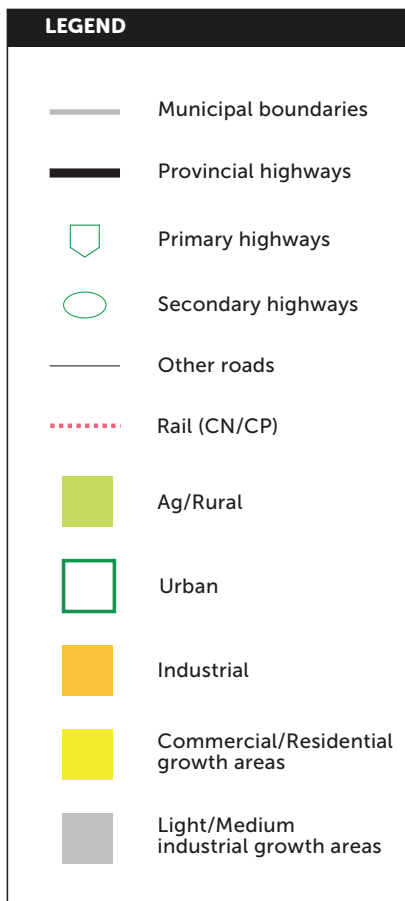


# YOU CAN

There are many attractive retail, commercial and industrial development, and real estate opportunities available in Sherwood Park and Strathcona County, with local experts ready to assist and guide you.

## in Sherwood Park, Strathcona County



### CONTACT

Phone: 780.464-8095


Email: [scedt@strathcona.ca](mailto:scedt@strathcona.ca)

Web: [strathcona.ca/retail](http://strathcona.ca/retail)



**STRATHCONA  
COUNTY**



 **\$6.7 billion**  
Household spending power

 **100,362**  
Population: Urban 73,000  
Rural 27,362

 **1.5 million**  
Market area population

 **\$148,000**  
Average household income

More infographics and stats [strathcona.ca/stats](http://strathcona.ca/stats)



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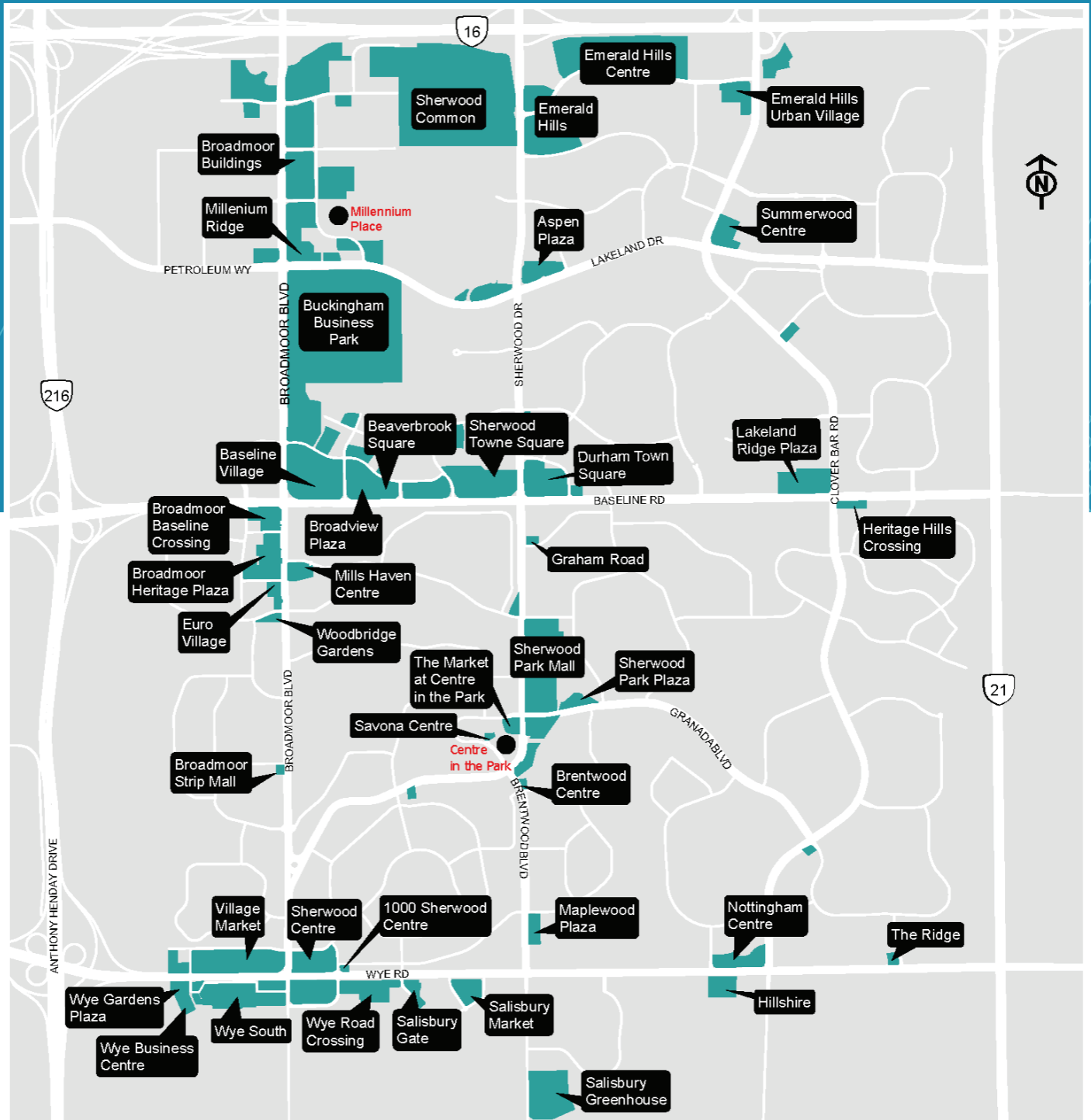
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**STRATHCONA  
COUNTY**



# Sherwood Park, Strathcona County



With over 40+ retail centres - accessible by Highway 16 (Yellowhead), Anthony Henday Drive, both CN and CP Rails, and a 10-minute drive to Edmonton - Your next investment opportunity is right here.



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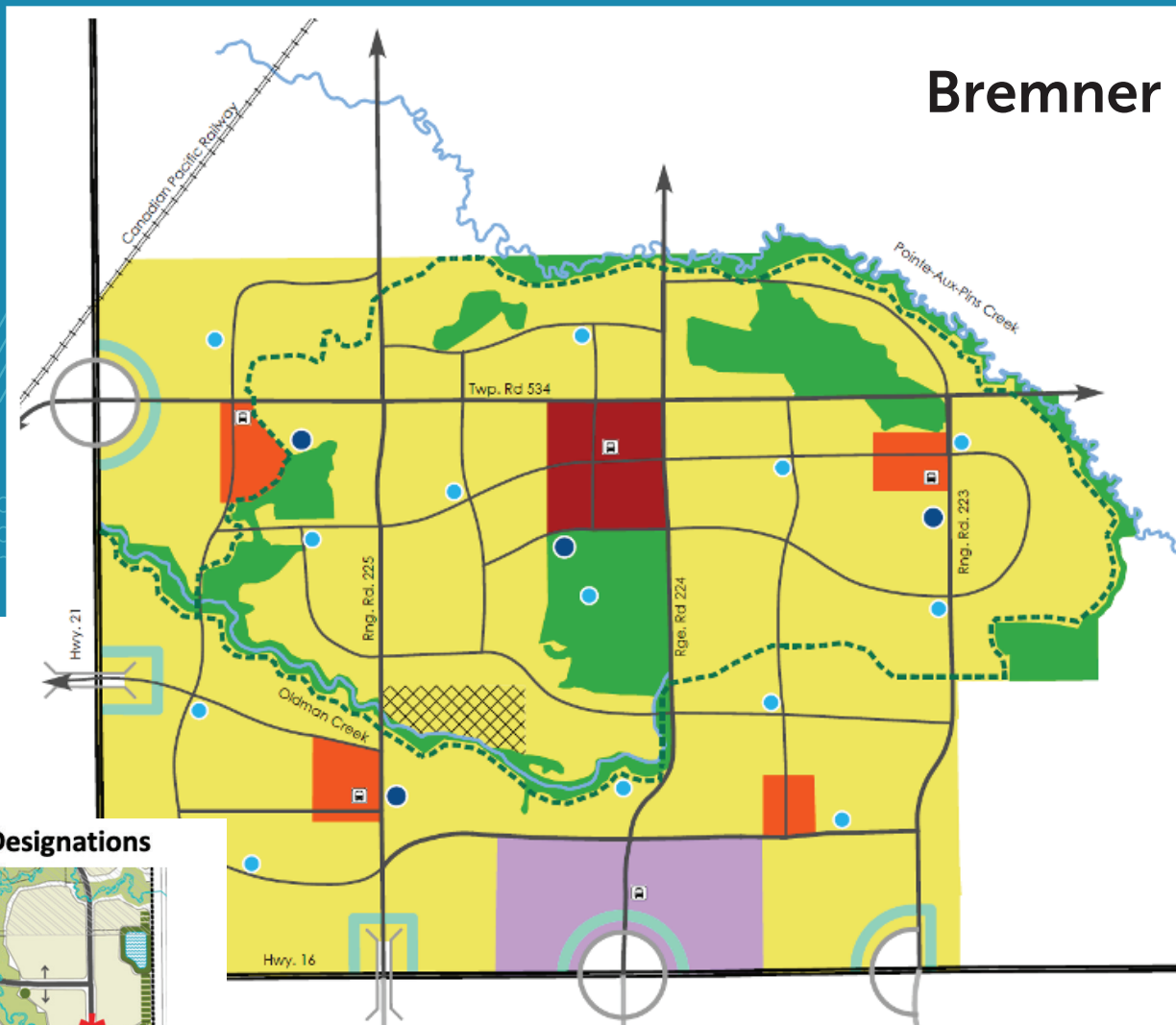
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**STRATHCONA**  
COUNTY

# Commercial/Residential growth areas

## Bremner



### Cambrian ASP Designations



Hwy 21

Hwy 16

- Residential
- Medium Density Residential
- Business Employment
- Light Industrial
- Institutional
- Arterial Commercial
- Community Commercial

- Transit Terminal/Transit Transfer Facility
- Interchanges
- Flyover
- Gateways
- Community Node Policy Area
- Primary Community Node
- Secondary Community Node
- Priority Wetlands, Uplands, and Open Space Policy Area
- Business Park Policy Area
- Major Open Space Corridor
- Neighbourhood Policy Area
- Existing Country Residential
- Village Centre Policy Area
- Town Centre Policy Area



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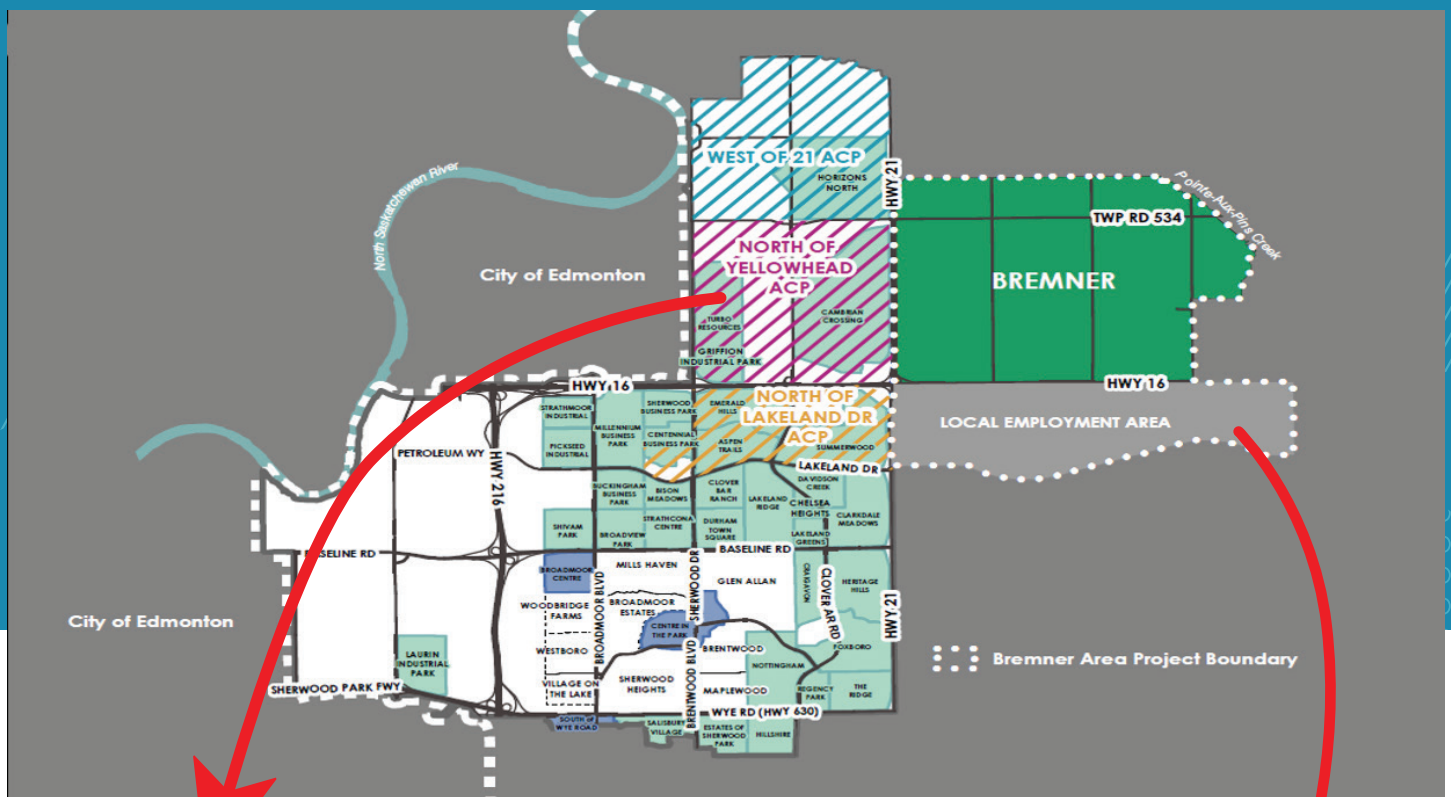
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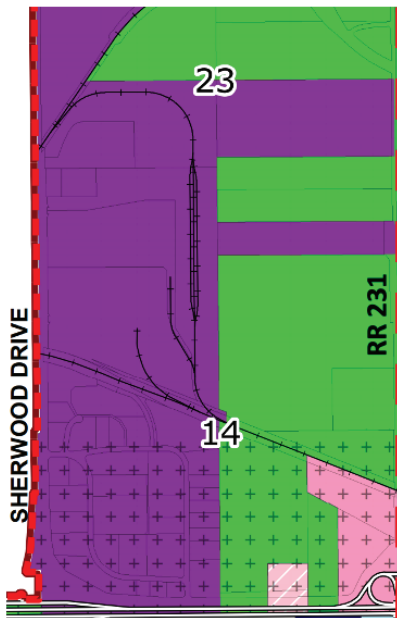
**STRATHCONA**  
COUNTY



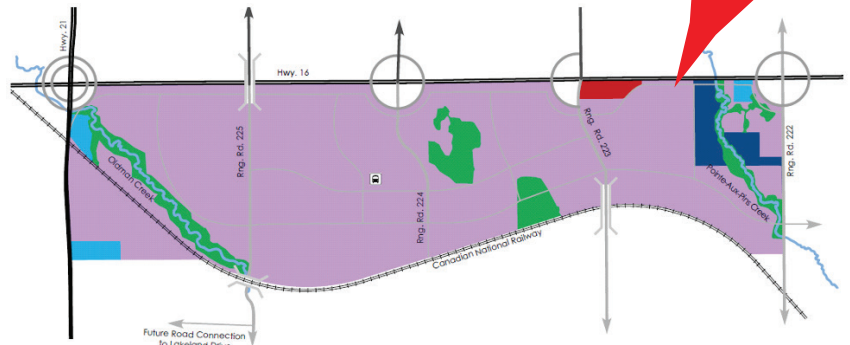
# Light/Medium industrial growth areas



**Current LUB Zoning**



- IM Medium Industrial
- AD Agriculture: Future Development
- C3 Highway Commercial
- C1 Community Commercial



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**STRATHCONA  
COUNTY**

# Sherwood Park, Strathcona County

Centrally located and  
accessible in Alberta.



## Contact us today.



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**STRATHCONA  
COUNTY**