

FOR LEASE
POSSESSION READY

SIoux ROAD PLAZA

14 Sioux Road, Sherwood Park

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Polaris
Commercial



ROMI SARNA
AND ASSOCIATES

Welcome to Sioux Road Plaza

Romi Sarna & Associates
Maxwell Polaris

Brand new Retail/Office units FOR LEASE. 1.01 Acre Site located on Sioux Rd, just off of Broadmoor Blvd. One block south of Baseline Rd and less than 5 mins from Anthony Henday Drive. Great signage opportunities including building and pylon options, and 53 parking stalls.



Convenient, quick access to all Major Arterial Roadways



Close Proximity to Residential Areas: MILLS HAVEN, BROADMOOR ESTATES, WESTBORO



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Opportunity

LEASE RATES STARTING AT:	\$22 PSF (Second Floor) & \$27 PSF (Main Floor)
Municipal:	14 Sioux Rd, Sherwood Park, AB
Legal:	Plan 8222487, Block 4, Lot 3
Zoning:	C5
Unit Sizes:	Starting at 856 SF +/-
Operating Costs:	Est. \$12.00 PSF (2021)
Year Built:	2021



36,930

AVERAGE
VEHICLES PER DAY,
BASELINE ROAD
(2017)



246,514

DAYTIME
POPULATION
WITHIN 10KM AREA
(2021)



2.67%

ANNUAL
POPULATION
GROWTH
(2021-2026)



23,780

DAYTIME
EMPLOYEES
WITHIN 3KM AREA



\$107,617

AVERAGE
HOUSEHOLD
INCOME

SOURCED FROM 2021 COSTAR DEMOGRAPHICS

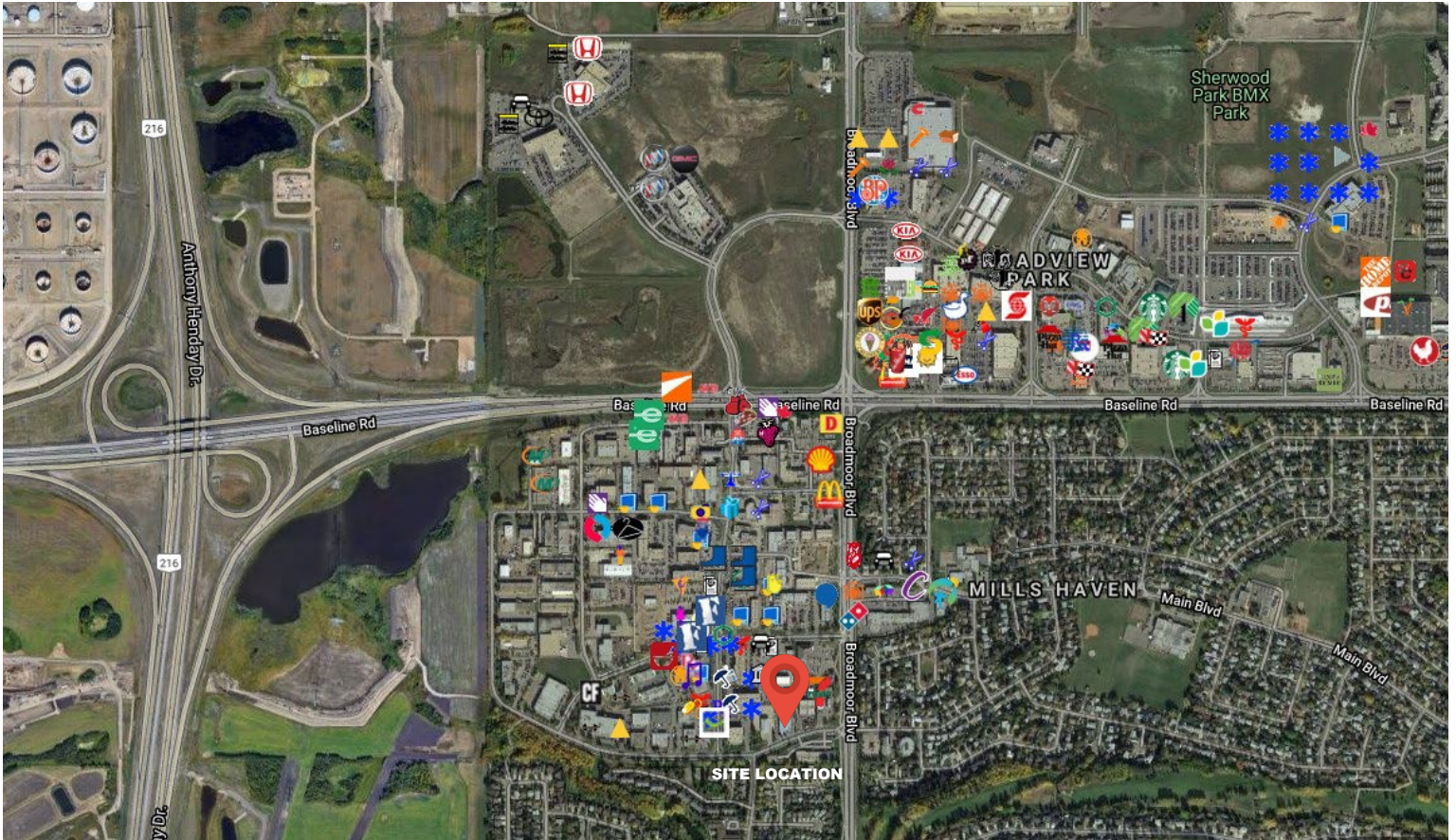


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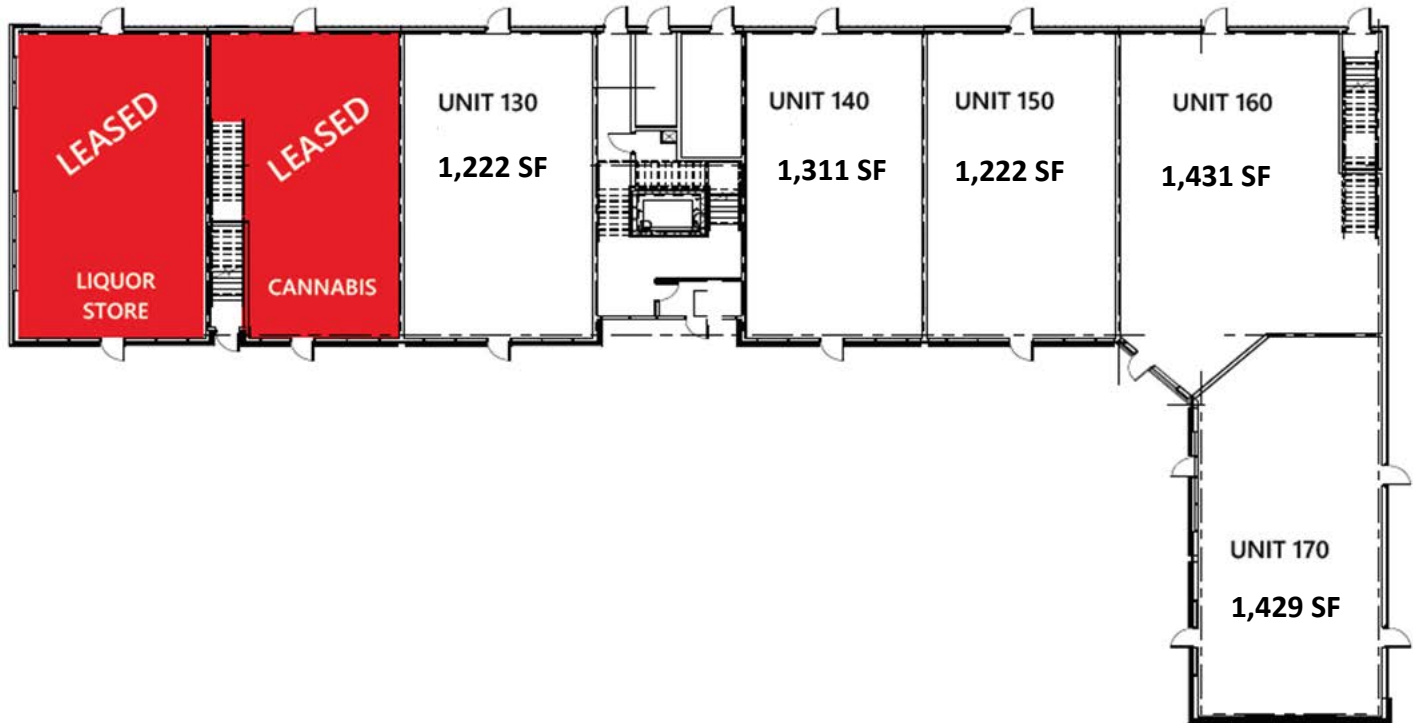
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Main Floor Plan



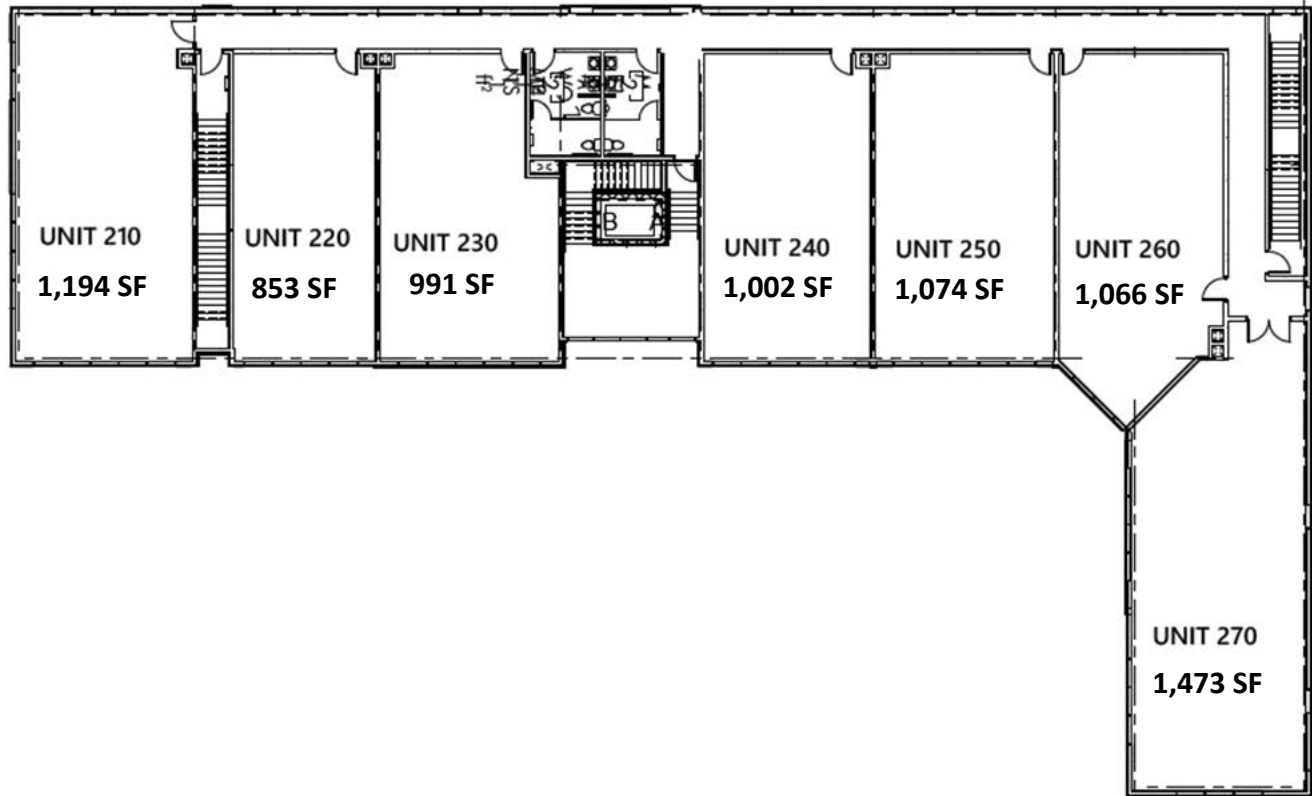
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Second Floor Plan

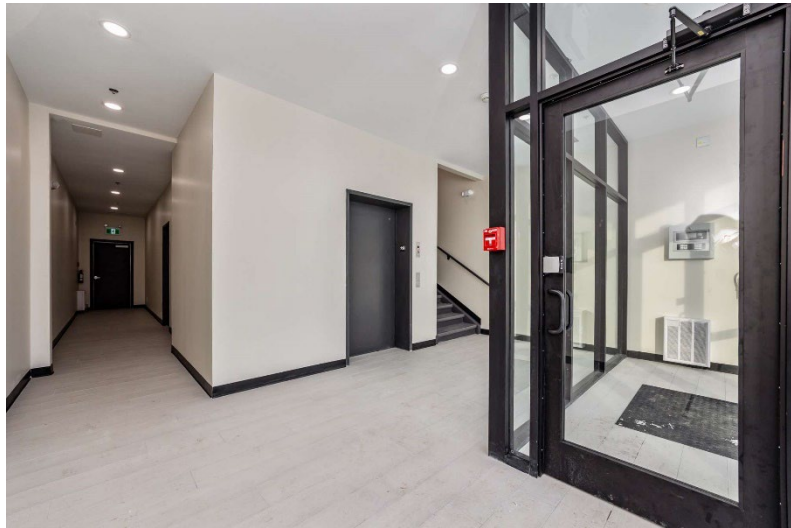


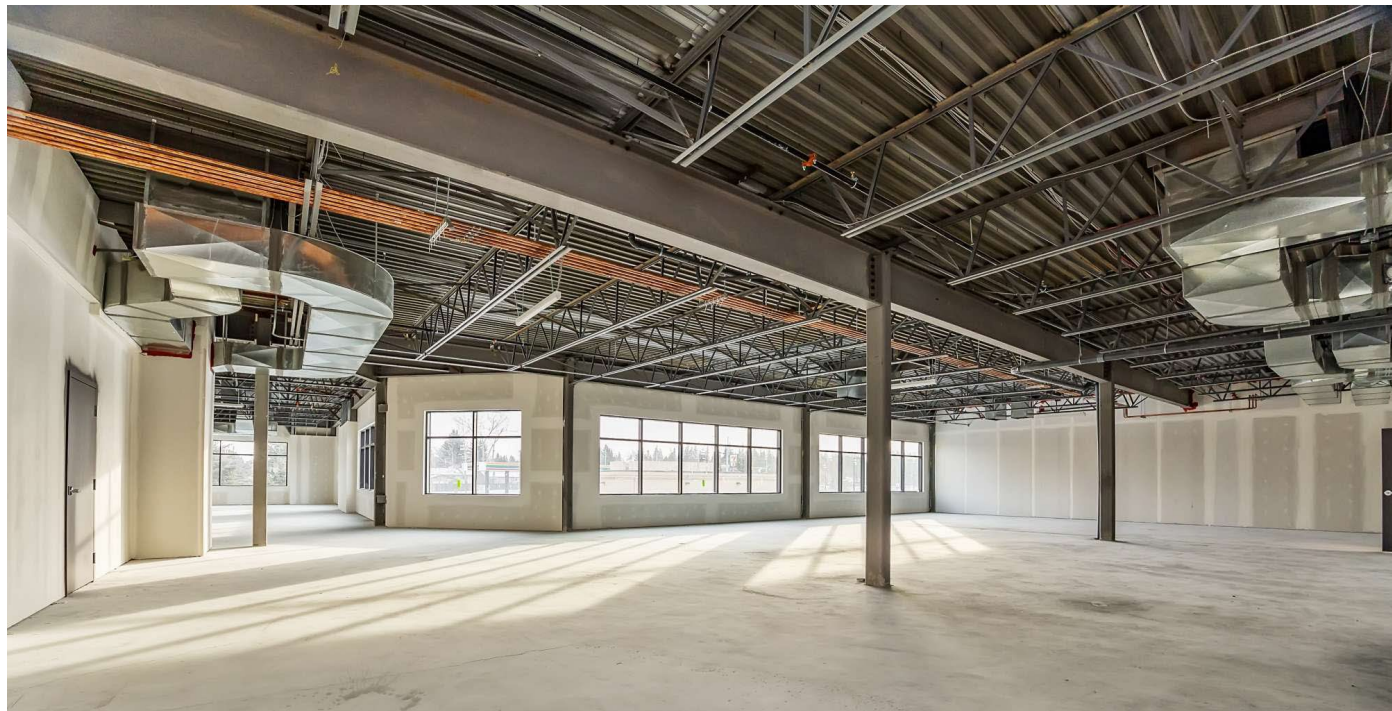
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