

# SHOPPES AT HILLSHIRE

661 Wye Road, Sherwood Park AB

MaxWell

Commercial



ROMI SARNA AND  
ASSOCIATES

# FOR LEASE

# SHOPPES AT HILLSHIRE

## LOCATION HIGHLIGHTS

- Prime exposure on Wye Road corridor
- 22,113 vehicles/day on Wye Road
- Signalized access at Range Rd 231
- Minutes to Baseline Rd & Hwy 21
- Surrounded by growing rooftops

## PROPERTY ADVANTAGE

- Modern mixed-use commercial hub
- Sizes from 952 to 4,952 sq. ft.
- Lease rates starting at \$35 PSF
- Op Costs est. \$15.00 PSF (2026)
- Join Pharmasave, Starbucks, Shell

## COME JOIN OUR GROWING COMMUNITY!

## TRANSPORTATION LINKS

- Frontage on Wye Road corridor
- Easy access to Hwy 16 & Hwy 21
- Quick route to Sherwood Dr
- Strong commuter traffic daily

## SURROUNDING DEMOGRAPHICS


- Located in Hillshire, Sherwood Park
- 71,536 people within 5 km
- Avg household income \$175K+
- Fast-growing family community
- Strong daytime & local demand



# AERIAL MAP




**HOUSEHOLD INCOME & EMPLOYMENT**

	Median household income	\$168,000
	Average household income	\$195,000
	Unemployment rate	4.8%

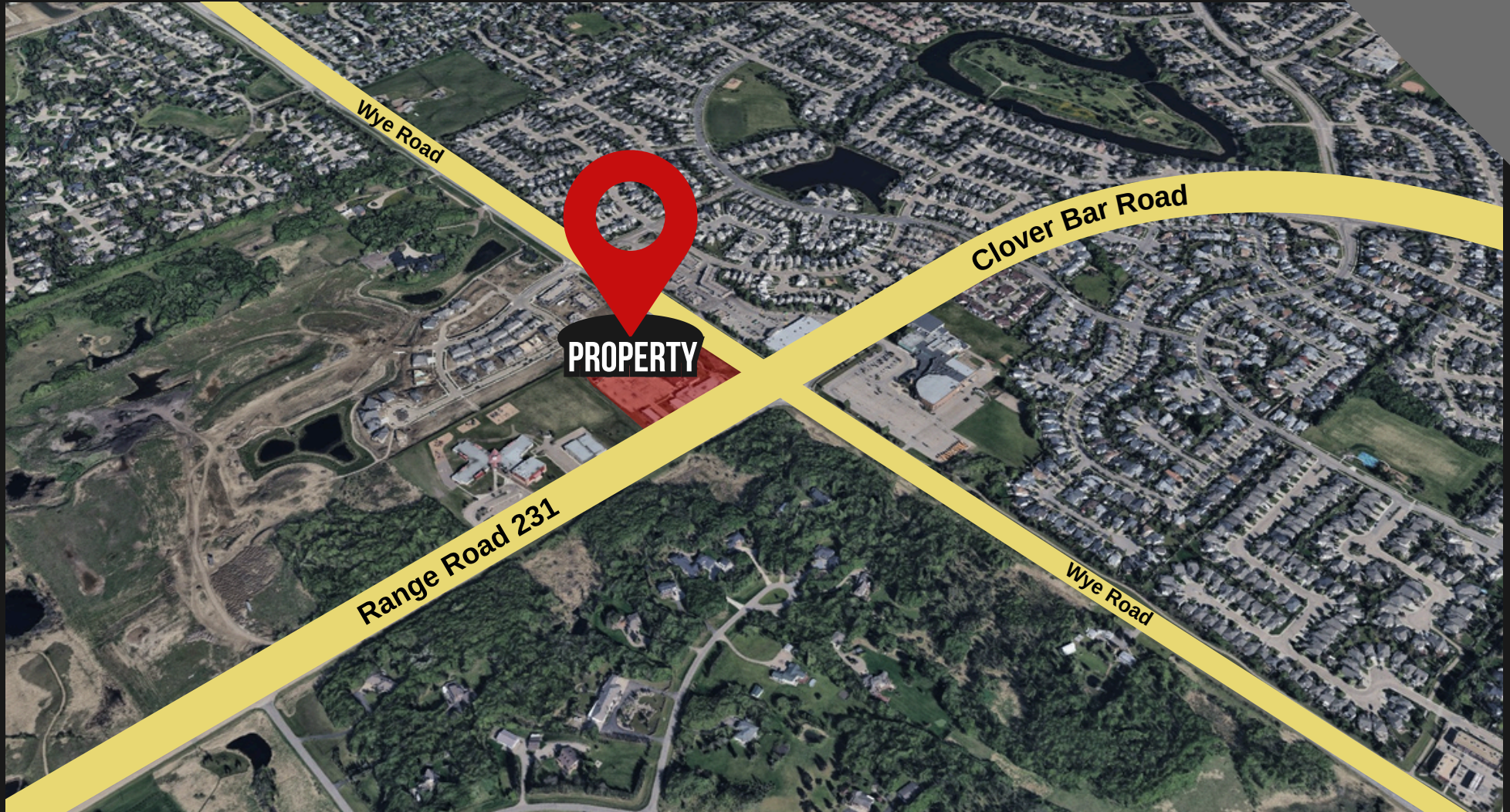
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**POPULATION**

	Total population	6,192
	Population density	2,950 people/km <sup>2</sup>
	Median age	39.2 years

[WWW.ROMISARNA.CA](http://WWW.ROMISARNA.CA)

# AERIAL MAP



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# PROPERTY DETAILS



## PROPERTY & TRANSACTION INFORMATION

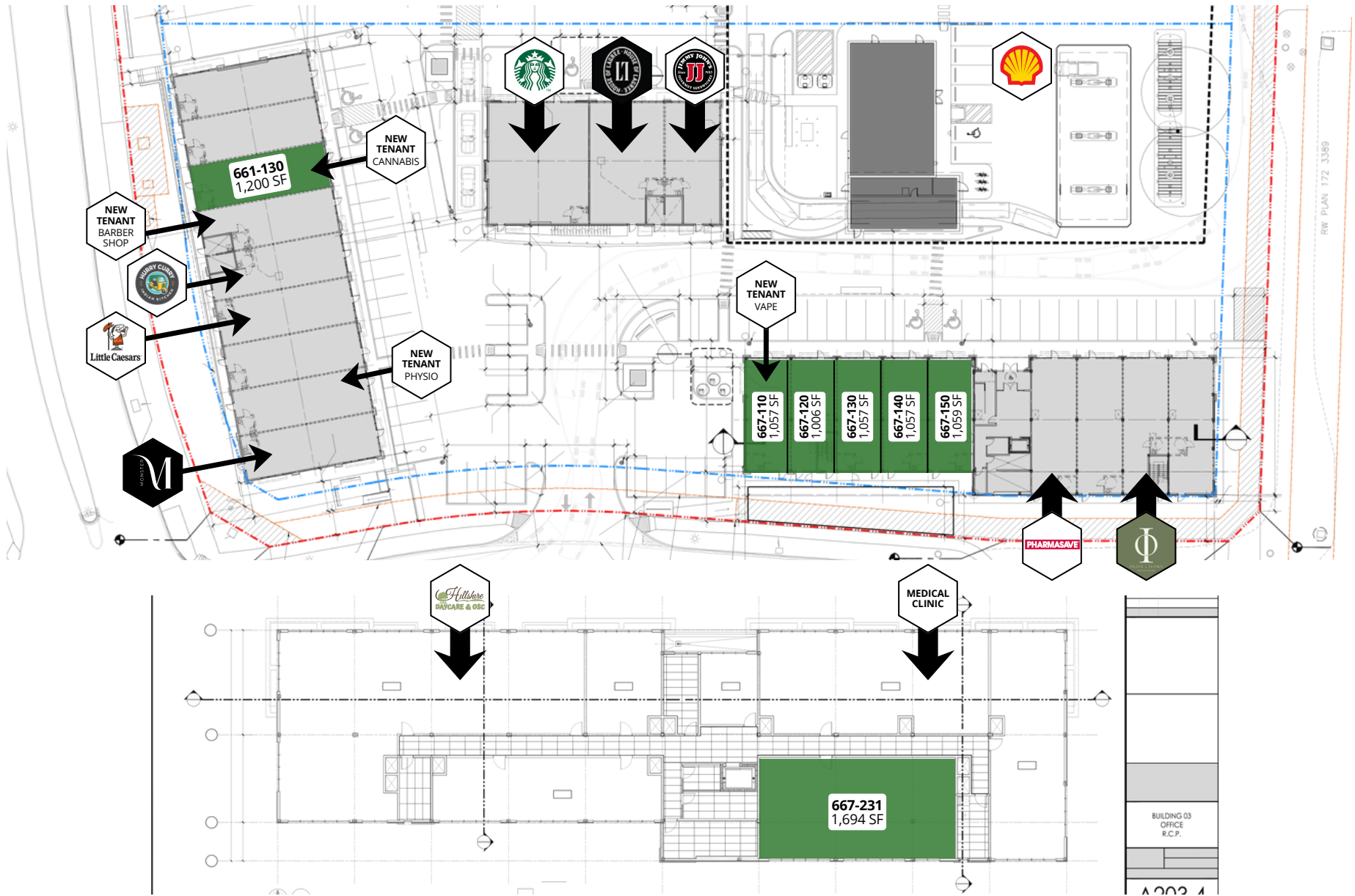
<b>Transaction Type</b>	<b>For Lease</b>
<b>Lease Rate (Main Floor)</b>	Starting at \$35.00 PSF
<b>Lease Rate (Second Floor)</b>	Starting at \$30.00 PSF
<b>Op Costs</b>	\$15.00 PSF (Estimated for 2026)
<b>Address</b>	661 Wye Road, Sherwood Park, AB
<b>Legal Address</b>	Plan 2320295 Block 3 Lot 1
<b>Zoning</b>	C1 Community Commercial

# PROPERTY PHOTOS



The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.


# OVERALL SITE PLAN



# CONTACT US


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