# SMARTCENTRES SYLVAN LAKE

3420 - 47TH AVENUE | SYLVAN LAKE, AB

Located 18 km west of the City of Red Deer in Central Alberta, Sylvan Lake has a population of 16,351 (2020 Est.) and attracts over 1 million visitors annually. The shopping centre is located in the main commercial node at Highway 20 and 47th Avenue and is anchored by Walmart, Canadian Tire and Dollarama.

**PROPERTY DETAILS**

Total GLA:
**137,967 sf**

Site Size:
**27.00 acres**

Retail Node:
**500,000 sf**

Major Intersection:
**Highway 20 & 47th Avenue**

| DEMOGRAPHICS | 5 KILOMETERS | 10 KILOMETERS | 20 KILOMETERS |
|---|---|---|---|
| Population | **8,963** | **69,600** | **161,559** |
| Household Income | **$117,969** | **$116,141** | **$129,175** |
| Number of Households | **3,502** | **28,088** | **62,289** |




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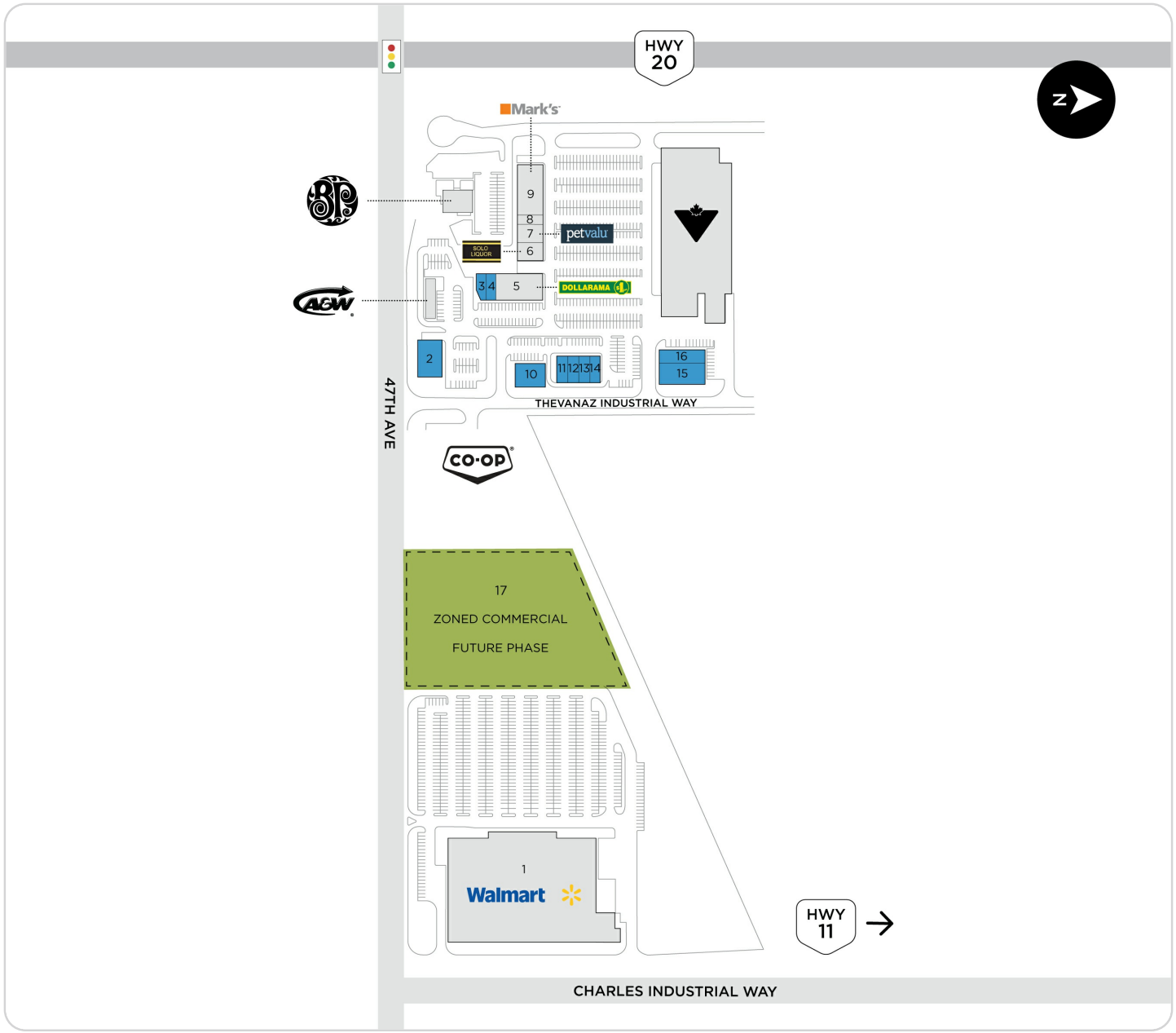
# SITE PLAN




**AVAILABLE UNITS**

**NEW BUILD OPPORTUNITY**

1. Walmart Supercentre
2. New Build Opportunity
3. New Build Opportunity
4. New Build Opportunity
5. Dollarama
6. Solo Liquor
7. Pet Valu
8. 420 Cannabis
9. Mark's
10. New Build Opportunity
11. New Build Opportunity
12. New Build Opportunity
13. New Build Opportunity
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16. New Build Opportunity
17. New Build Opportunity