



THE COMMONS

AT EAGLE RIDGE BY **centron**





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116 EAGLE RIDGE BOULEVARD, FORT McMURRAY, AB



ZONING: C3 Shopping Centre Commercial District

TOTAL: 21.42 Acres

Over 200,000 square feet of retail opportunities

PARKING RATIO: 4.37/1,000 Sq Ft GFA

- Population including shadow residents: 76,580 in 2018 (growing to an estimated 87,102 in 2021)*
- Median age 33.2 years*
- On a per capita basis, residents of Fort McMurray spend \$28,310 per year on retail purchases, which is approx. \$10,400 more than the 2015 Alberta average
- The median household income in Wood Buffalo is \$189,143* compared to the Canadian average of \$86,484
- The majority of residents in Wood Buffalo are in their prime spending years, with 50.30% of the population between the ages of 20-44
- Fort McMurray is currently the most underserved retail market in Canada

*Statistics provided by the Colliers International retail marketing analysis completed May 10, 2018



LEASING INQUIRIES

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NOW LEASING

Pre-leasing opportunities are now available for prestigious anchor tenancies. Be positioned next to established retailers including the recently opened Landmark Cinema in the Commons I, as well as A&W, Dairy Queen, Pet Valu, Starbucks, Chevron and more. Don't miss this lucrative opportunity within the Commons II at Eagle Ridge.

JOIN THESE NEIGHBOURING TENANTS:

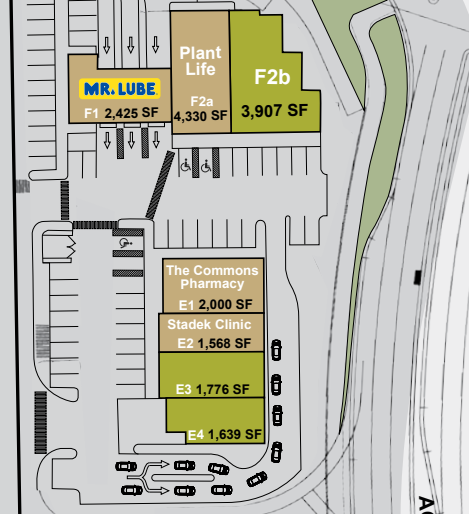
BANQUET
PREMIUM DIVE BAR



pet valu
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FUTURE
PHASE 3



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