



# Chappelle Landing



## 6 ACRE RETAIL DEVELOPMENT IN SW EDMONTON

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# Chappelle Landing

-  6 acre retail development adjacent to future hospital, health campus, and LRT station
-  Neighbourhood commercial zoning provides ability to accommodate a wide range of tenancies including grocery and fitness
-  Future road network will provide direct connectivity to residents across Heritage Valley, Desrochers, Chappelle, and Jagare Ridge

**Project delivery scheduled for 2028**

## Area demographics Heritage Valley



**60,544**

Current population



**103,437**

Population at full buildout



**35.7%**

Growth rate 2018 - 2023



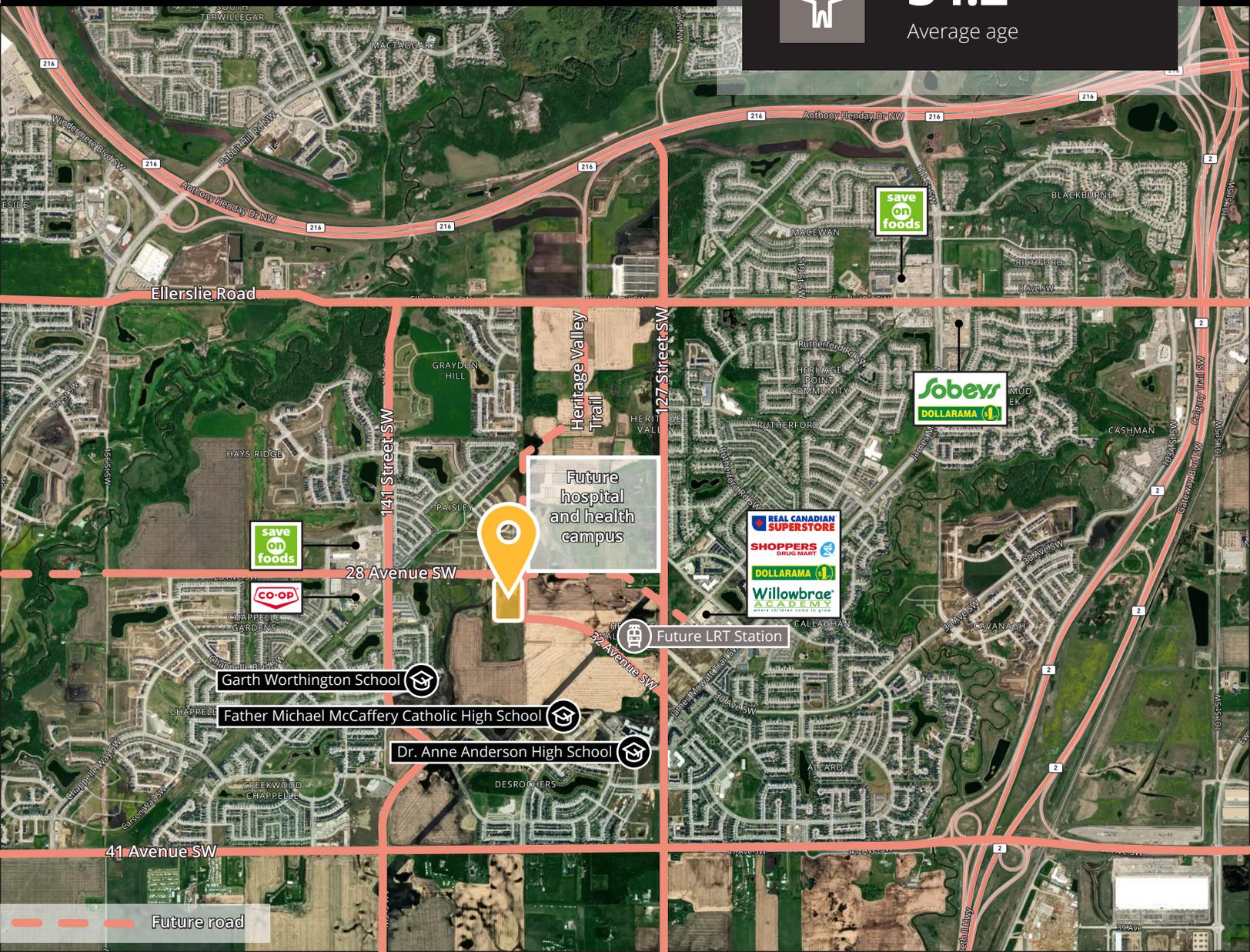
**\$134,000**

Average income

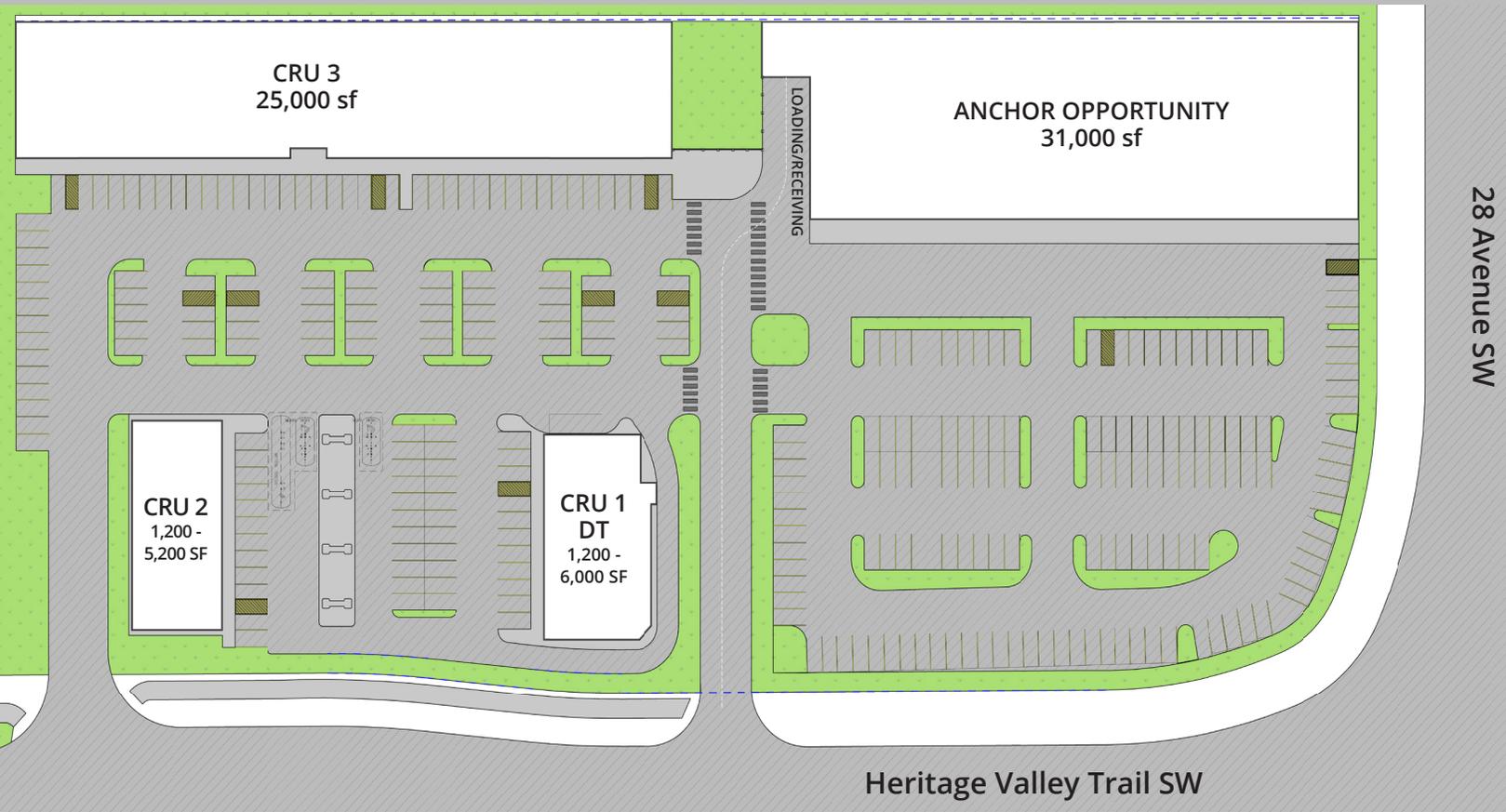


**34.2**

Average age



\*Site plan is conceptual and is subject to change.

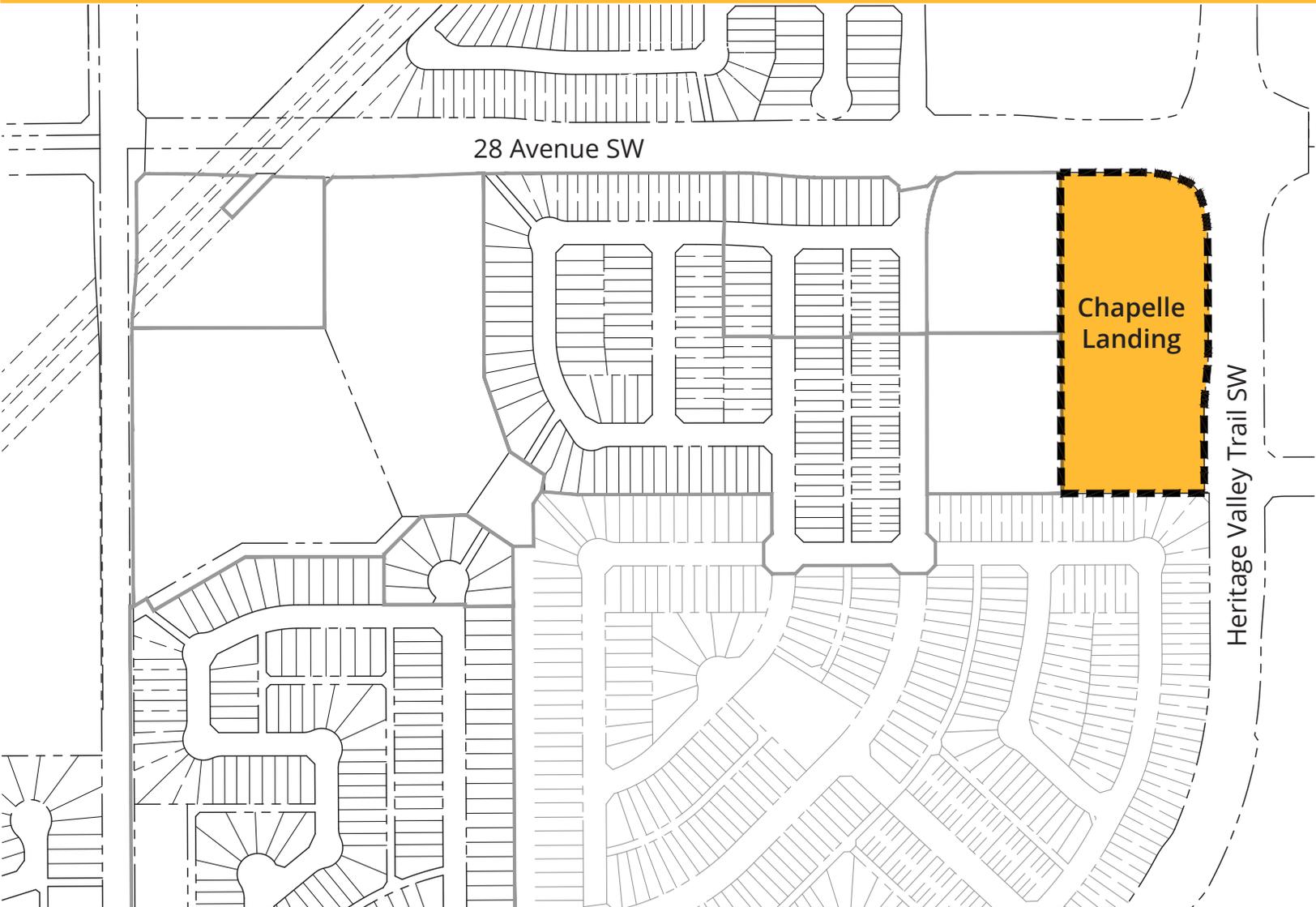


## PROPERTY SUMMARY

<b>Site size:</b>	6 acres
<b>Timing:</b>	2028 possession
<b>Zoning:</b>	Neighbourhood Commercial Zone
<b>Lease rate:</b>	Market
<b>Additional Rent:</b>	TBD

## TARGET USES INCLUDE:

-  Grocery
-  Fitness
-  Pharmacy
-  Pet food
-  Medical/Professional
-  Drive-thru QSR
-  Gas station



## GET IN TOUCH

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