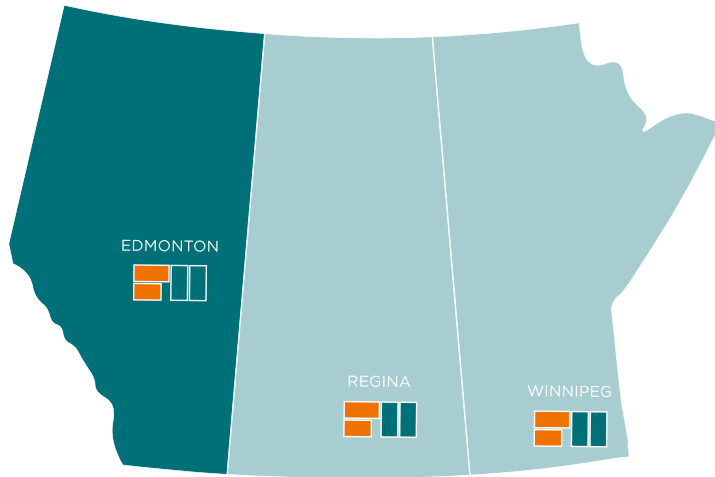




**FORSTER
HARVARD**
DEVELOPMENT CORP



20 acre prime mixed-use site



131,000 SF building area;
shadow-anchored by
Walmart Supercentre



17 Street &
Whitemud Drive
Southeast Edmonton, AB



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- **GROVE ON 17** is anchored by Landmark Cinemas and surrounded by ETS Park & Ride, Walmart Supercentre, Staples, Real Canadian Superstore and Home Depot.
- Combined with the surrounding area offering over one million square feet of mixed-uses, **GROVE ON 17** is ideally located to fulfill this large and growing community's destination, convenience, and service needs.
- Easily accessible from Whitemud Drive, **GROVE ON 17** is Southeast Edmonton's newest entertainment destination.
- 347 residential units on-site.



1,491,000
City of Edmonton
CMA Population



37
City of Edmonton
Median Age



\$103,819
Metro Edmonton
Median Household Income



Over 45,000 vpd
Average vehicles per day
(Intersection of Whitemud Drive & 17
Street NW)



300K+ - 500K+
Trade Area
Primary: 300,000+
Secondary: 500,000+



■ Anchor
 ■ Retail
 ■ Restaurant
 ■ Residential

All plans and renderings displayed are for illustrative purposes only and are subject to change.

STORE DIRECTORY

- | | | | |
|-------------------------|--------------------|------------------|-----------------------------|
| • A&W | • Jiffy Lube | • Lucid Cannabis | • Petro Canada |
| • Bulk Barn | • Jollibee | • McDonald's | • South Point Pizza |
| • Chef's Butter Chicken | • Kal Tire | • Meltwich | • Tamarack Physio & Massage |
| • Coco Bubble Tea | • Kids & Company | • Mint Smartwash | • Telus |
| • Flame Pizzeria | • Landmark Cinemas | • OPA! Of Greece | • Wendy's |



GROVE ON 17

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