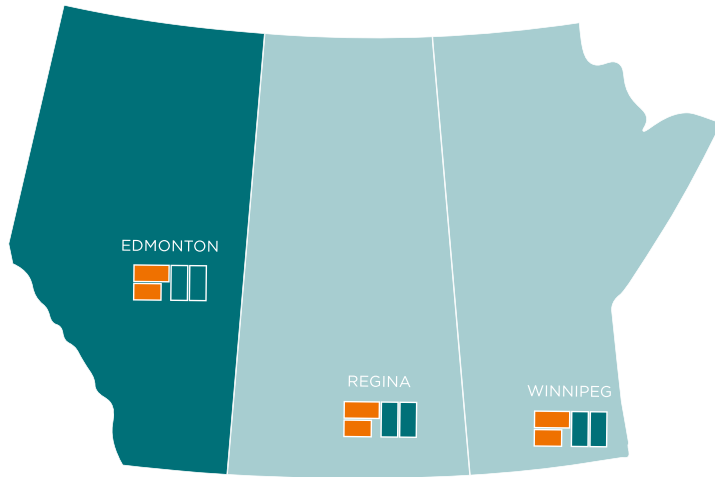




**FORSTER  
HARVARD**  
DEVELOPMENT CORP



20 acre prime mixed-use site



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



17 Street &  
Whitemud Drive  
Southeast Edmonton, AB



ForsterHarvard.ca





- **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

**Dan Woychuk**  
Vice President, Retail Leasing  
(306) 519-1628  
Dan@ForsterHarvard.ca



ForsterHarvard.ca

(December 2024)

