

**Highway Exposure
Retail with Drive-Thru**

**PHASE 1 NEARING COMPLETION
1ST BUILDING NEARLY FULL**



FOR LEASE
**EASTGATE
SQUARE**

NWC 108 Avenue & 100 Street,
Westlock, AB

PROPERTY HIGHLIGHTS

- Tremendous new retail opportunity with future drive-thru.
- Highway exposure along a heavy commuter traffic corridor
- Possession 2026
- 1,000 - 13,000 SF
- Zoning – Retail Commercial

PROPERTY PHOTOS



THE OPPORTUNITY

The community of Westlock offers an exciting opportunity for retail investment, with its position along major transportation routes like Highway 44 and proximity to the Greater Edmonton region. The town boasts a growing population, a vibrant agricultural economy, and serves as a regional hub for surrounding rural communities. Westlock's low business costs, supportive local government, and access to a skilled workforce make it an attractive option for investment. With ongoing residential growth and a need for more retail options, businesses can capitalize on the expanding demand for goods and services in this underserved market.



PLAN

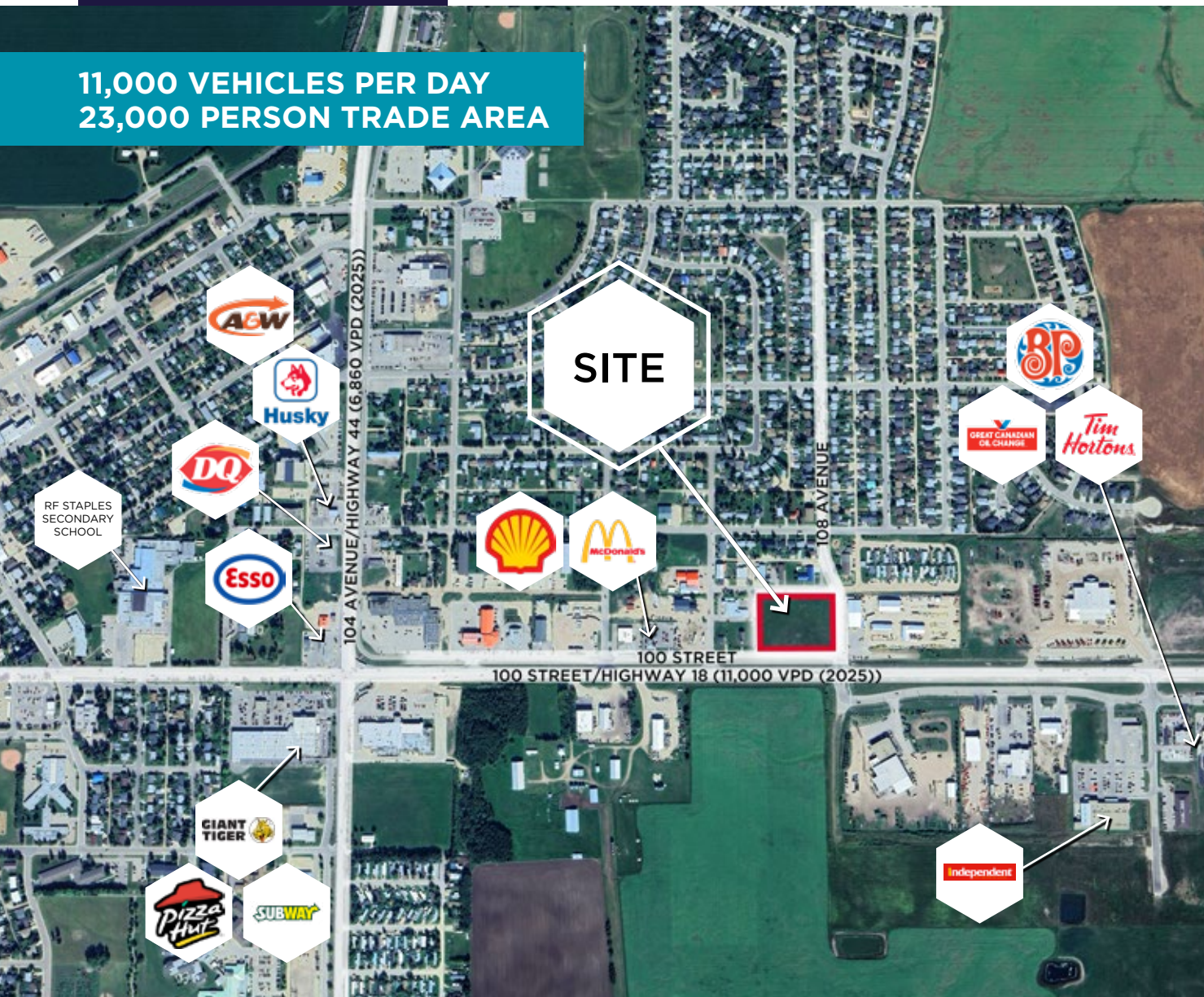
The site plan illustrates a commercial development with several key features:

- Buildings and Landscaping:** The plan includes existing buildings such as "TOBACCO LAND", "WATER", "BARBER", "PET VALU", and "KFC". A large red area is labeled "AVAILABLE 1,000 - 13,000 SF", and a blue area is labeled "(PENDING) National Restaurant". A future building is designated as "FUTURE BUILD (2027)". Landscaped areas are shown with trees and shrubs.
- Parking and Access:** Multiple parking lots are distributed around the perimeter and between buildings. Loading docks are indicated with "LOADING" labels. A "PATIO" area is located near the KFC building.
- Setbacks and Property Lines:** The plan shows "PROPERTY LINE" boundaries and "3.0 m SETBACK" requirements along all sides of the developed areas.
- Dimensions and Measurements:** Numerous dimensions are provided throughout the plan, including lot widths (e.g., 15000, 4954, 7315), building lengths (e.g., 16171, 53'-1"), and setbacks (e.g., 49'-3", 16'-3", 24'-0").
- Other Features:** The plan also indicates accessible parking spaces with wheelchair symbols and various utility or infrastructure elements.

■ AVAILABLE ■ PENDING

AERIAL

11,000 VEHICLES PER DAY
23,000 PERSON TRADE AREA



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
2,400	5,320	5,429



AVERAGE INCOME

1KM	3KM	5KM
\$101,632	\$95,450	\$96,365



HOUSEHOLD

1KM	3KM	5KM
919	2,215	2,260



VEHICLES PER DAY

6,170 on Highway 18
6,860 on Highway 44