Edgemont

SE Corner of Lessard Road NW & 199 St NW

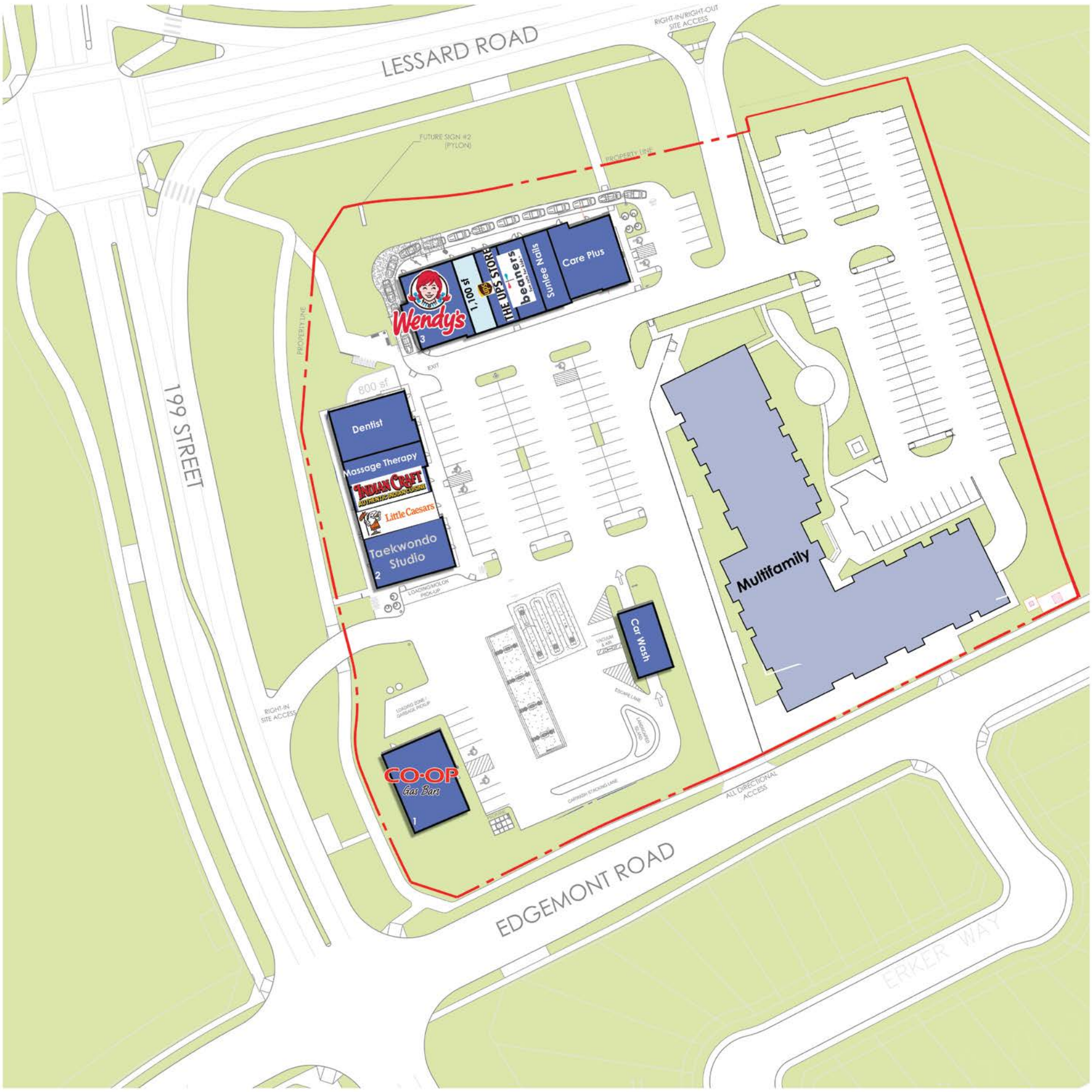


Edgemont is a commercial development ideally located at the busy intersection of Lessard Road and 199 St in West Edmonton near Anthony Henday Drive. This site also includes a 142-unit upscale apartment complex.

Commercial Site	5.8 acres
Retail Area	22,132 sf
Lessard Road	Adjacent
Anthony Henday Drive	2 min
Primary Trade Area	88,933 (2026)
Med. HH Income	$126,953

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Edgemont



Population Statistics

	3 KM	5 KM	7 KM	Edmonton
Population 2026	41,480	88,933	198,926	1,192,023
Population est. 2035	58,405	122,471	267,931	1,498,100
Households	13,895	31,210	69,696	445,978
Med. HHI	$133,821	$126,953	$123,512	$90,091

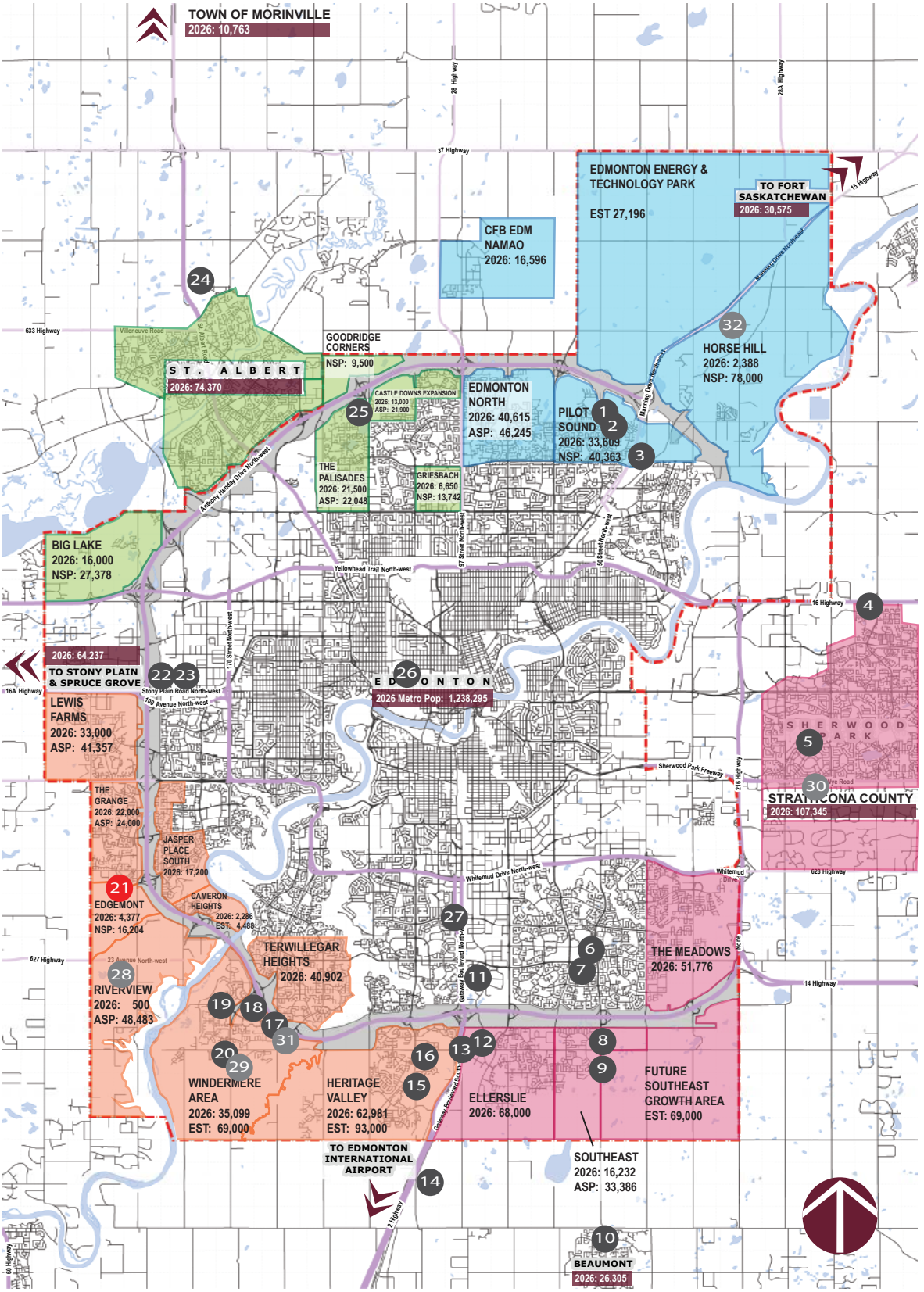
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Cameron projects throughout Greater Edmonton Area

1. McConachie Plaza
2. Hollick Kenyon
3. Manning Town Centre / Manning Village
4. Emerald Hills
5. The Market at Centre in the Park
6. Metro / Mill Woods Square
7. Meyokumin
8. Harvest Hills Market
9. Harvest Pointe
10. Montalet / Gallerie Beaumont
11. South Edmonton Common
12. Ellerslie Crossing
13. Edmonton Business Campus
14. Monarch Industrial Park
15. Cavanagh
16. Southbrook
17. Currents Pointe
18. Currents of Windermere
19. Windermere Crossing
20. Windermere South
21. **Edgemont**
22. Sunwapta West
23. Sunwapta Centre
24. Erin Ridge
25. Albany Market Square
26. Downtown Office
27. South Trail

Upcoming Developments

28. Shoppes at Stillwater
29. Keswick Windermere
30. Salisbury Village
31. The Loop at Windermere Gate
32. Horse Hill / Marquis



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