FOR LEASE

WESTWINDS PLAZA

9130 100 St, Morinville

1,200 – 5,000 SF AVAILABLE



LANDREX
#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

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ABOUT MORINVILLE

Morinville is a growing town north of St. Albert on Highway 2, serving both its own residents and the surrounding Sturgeon County trade area. 100 St is the town's main commercial corridor, carrying daily traffic between Highway 2 and the town centre.



POPULATION AND GROWTH

10,763
Population | 2025

19,343
Regional trade area population

2.88%
5-year population growth

INCOME

$93,000
Median household after-tax income | 2020

36.4
Median age | 2021

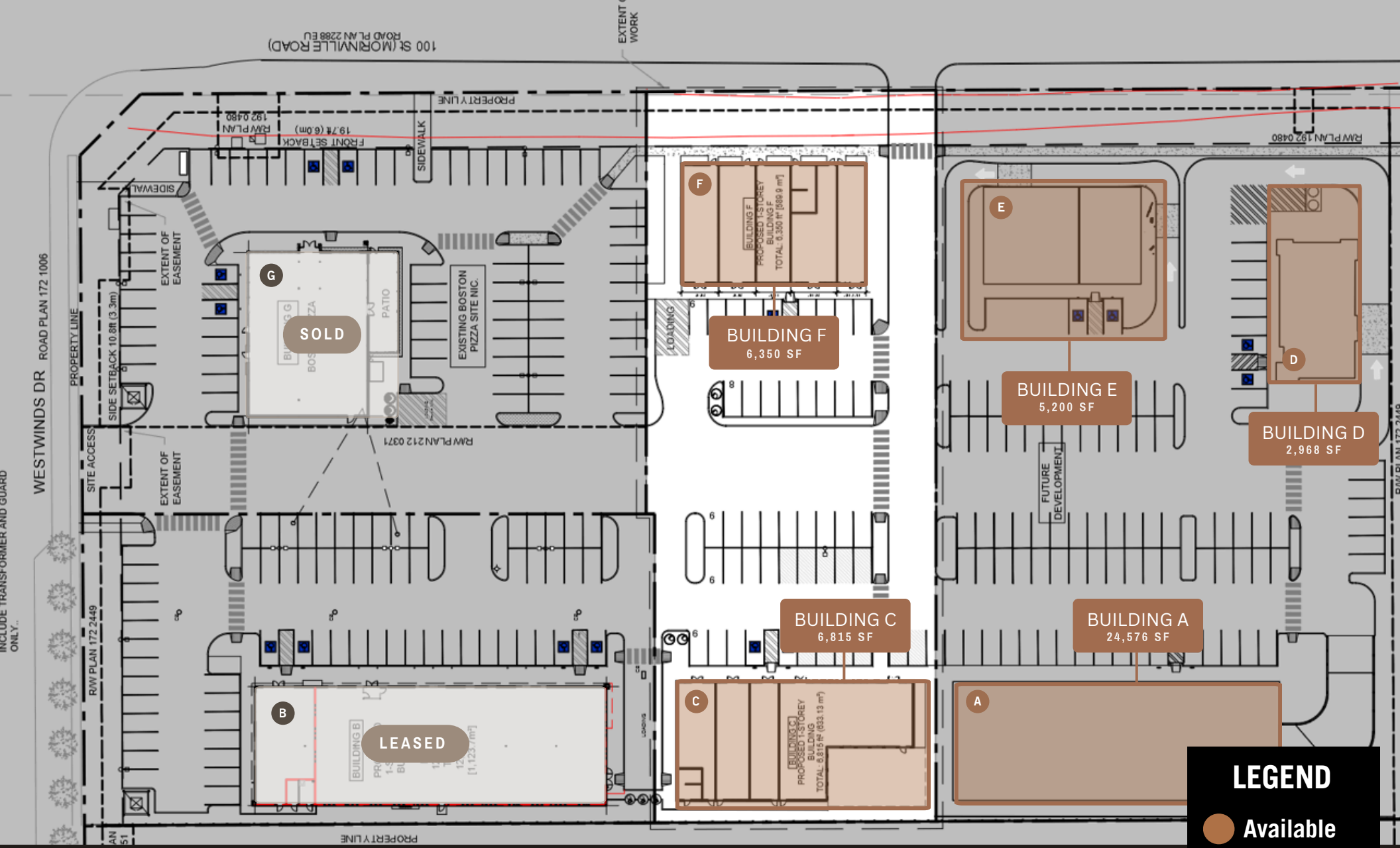
COMMUTING AND LABOUR

47.17%
of trade-area workers commute to a different census subdivision within their census division, more than triple the provincial rate of 15.54%

82.50%
of trade-area commuters travel by car, truck, or van, slightly above the provincial rate of 73.83%

13,000
Vehicles per day

Sources: Government of Alberta, Alberta Regional Dashboard; Town of Morinville, 2024 Retail Gap & Complementary Sectors Analysis; Statistics Canada, 2021 Census.



WESTWINDS PLAZA

SITE PLAN

- A — 24,576 SF AVAILABLE
- B — DOLLARAMA DYNAMITE VAPE & SMOKE
- C — 6,815 SF AVAILABLE
- D — 2,968 SF AVAILABLE
- E — 5,200 SF AVAILABLE
- F — 6,815 SF AVAILABLE
- G — BOSTON PIZZA

LEGEND

- Available
- Sold
- P — Pylon Sign

SITE DESCRIPTION

MUNICIPAL ADDRESS
9130 100th Street

HIGHLIGHT
All-directional access

ZONING
C-3 Corridor Commercial District








HERITAGE VALLEY ESTATES
A&W
AWVC
H&R BLOCK
100 AVE
Shell
Pizza Hut
NAPA
Sobeys
servus credit union
RBC
Scotiabank
PETRO-CANADA
ATB
McDonald's
Shell
WESTWINDS
DOLLARAMA
DYNAMITE
VAPE AND SMOKE
HWY 2
ST.KATERI ACADEMY
100 ST
DQ
Q-NAILS
PETRO-CANADA
SHOPPERS DRUG MART
NOFRILLS
Tim Hortons
jiffy lube
AERIAL

GET IN TOUCH WITH OUR LEASING TEAM

Tell us what you're looking for and we'll walk you through the available units at Westwinds Plaza.

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JOIN THESE BRANDS

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