

HERMITAGE SQUARE

October 2008



Hermitage Square is a mature 72,633 square foot mixed use shopping centre that is merchandised well with a variety of retail stores, medical uses, service organizations and offices. The shopping centre enjoys a strategic location in northeast Edmonton fronting 50th Street between 129th and 127th Avenue, one block north of the Yellowhead Trail.

38,000 vehicles each day drive by the centre along 50th street. The shopping centre is easily accessible from either direction with the assistance of traffic lights at each end of the centre. The Yellowhead Trail located one block south carries over 60,000 vehicles per day. Less than one mile to the north 137 Avenue is used by 29,000 vehicles a day. Hermitage Square benefits from a large established population within a ten minute drive as well as from new residential growth to the north.

The centre enjoys a mix of traffic building tenants that include a wide variety of retailers such as Guardian Drugs, McGavin's Bread Basket, and Cash Canada. Financial and business services firms include H. & R. Block. All storefronts have direct exposure to 50th Street, ample parking at the front door and additional tenant parking at the rear. In addition to clearly identifiable building signage there are three double sided pylon signs to attract business.

One of the busiest Medicentres in the city is next door to Guardian Drugs. Other medical uses include Hermitage X-Ray and Ultrasound, Village Eye Centre, a chiropractic centre and Hermitage Dental. There is a second floor office at the north end which is home to several companies.

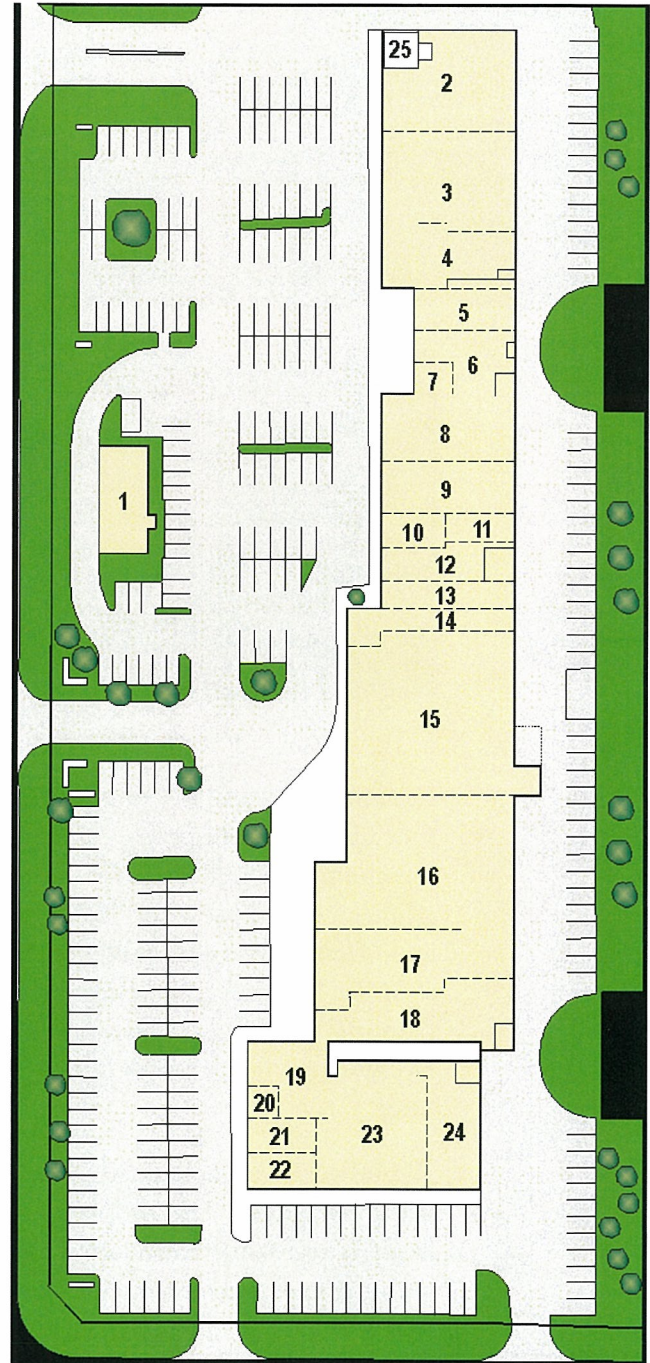
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HERMITAGE SQUARE

Legend

1. McDONALD'S RESTAURANT	1,900 sq. ft.
2. HERMITAGE X-RAY & ULTRASOUND	4,390 sq. ft.
3. AQUAGIANT	3,750 sq. ft.
4. FOR LEASE	2,480 sq. ft.
5. BRENDA'S PAINT POT	1,184 sq. ft.
6. VILLAGE EYE CENTRE	1,517 sq. ft.
7. THE SUN ROOM	659 sq. ft.
8. JAX BEAN STOP	2,895 sq. ft.
9. JOE FLOWERS	2,005 sq. ft.
10. HERMITAGE DENTAL	808 sq. ft.
11. SHAW CABLE	621 sq. ft.
12. VERN'S PIZZA	1,397 sq. ft.
13. McGAVINS BREAD BASKET	1,619 sq. ft.
14. H & R BLOCK	1,593 sq. ft.
15a. MEDICENTRES	4,506 sq. ft.
15b. GUARDIAN DRUGS	4,303 sq. ft.
16. METRO HOME CENTRE	8,500 sq. ft.
17. CASH CANADA	3,700 sq. ft.
18. CAMERON'S MEAT & DELI	3,337 sq. ft.
19. LIQUOR EXPRESS	1,960 sq. ft.
20. RIVER CITY CIGAR	450 sq. ft.
21. LOVE BOUTIQUE	1,023 sq. ft.
22. SUPER CUTS	1,000 sq. ft.
23. KID'S LAND	3,884 sq. ft.
24. ADULT SUPER STORE	2,416 sq. ft.
25. SECOND FLOOR	10,766 sq. ft.
SPARTAN SURVEYS	
ACADIA THERAPY	
REALTY 2000 PLUS	
CHIROPRACTIC	
LAW OFFICES	
GOVERNMENT SERVICES	
STATE FARM INSURANCE	



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