



STRATHCONA  
COUNTY


# Urban Development

*Expanding, connected & sustainable*

From bustling business districts to inviting neighbourhoods, Strathcona County is a place where the synergy of residential and commercial growth fosters a dynamic and prosperous living environment.

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## Industry attraction & growth

 **\$20+ billion**

Established petrochemical sector with over \$20 billion in capital assets deployed & another \$20 billion industrial projects announced, under construction, recently completed, or undergoing study. Strathcona County is poised for continued steady growth.

## Transportation options

 **3 airports**

- YEG Edmonton International Airport 40 km away
  - North America's northernmost major 24-hour airport
  - non-stop connections to 60+ Canadian, US & international destinations
- Strathcona County has two airports: South Cooking Lake & Josephburg Airport

 **2 rail lines**

- Strathcona County served by Canadian Pacific Kansas City (CPKC) & Canadian National (CN) Railways

 **3 highways**

- Highway 2: major provincial highway connecting north-south
- Highway 16/Trans-Canada Highway: major interprovincial highway connecting east-west
- Anthony Henday: major freeway connecting the Edmonton Metro Region

## Highlights

Strathcona County population\*

**103,829**

**4th**  
highest in  
Alberta

Future residential growth by 2065

**100,000+**

Bremner 80,000

Cambrian 12,000

Ardrossan 8,000

Hillshire 2,700

Steady yearly population growth

**1.16%**

Five year population growth

**2.81%**



New apartment units added

**1,000+**



Market area population

**1.5 million**



Household spending power

**\$6.7 billion**

Retail/Commercial inventory of  
**4.4 million<sup>SF</sup>** with a vacancy of **1.3%**

Industrial inventory of  
**5.8 million<sup>SF</sup>** with a vacancy of **3.1%**



Active businesses

**11,000+**



Average household income

**\$165,000**

\*Statistics represent the average of multiple data sets as of Q2 2024.

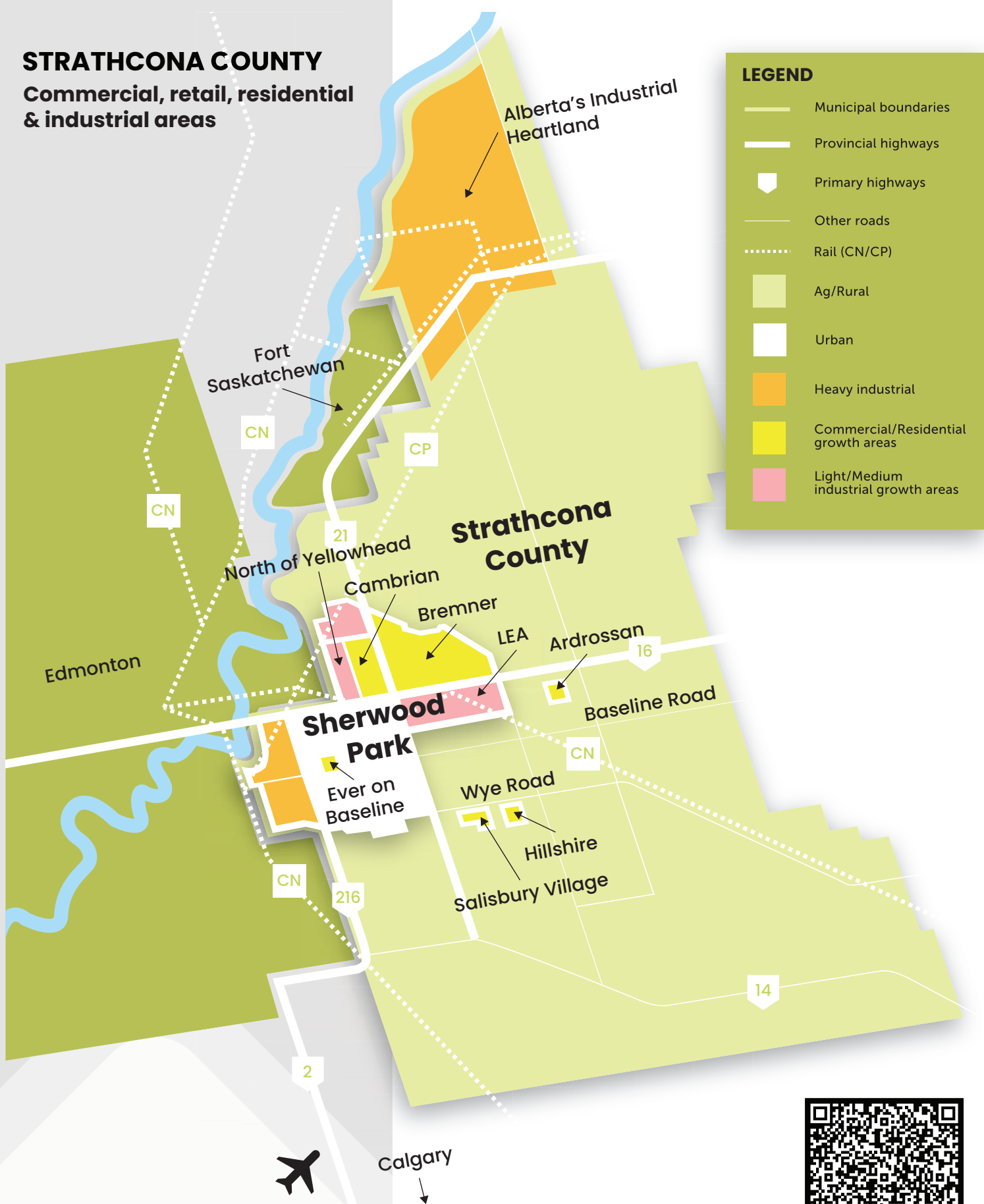
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# STRATHCONA COUNTY

Commercial, retail, residential & industrial areas

## LEGEND

- Municipal boundaries
- Provincial highways
- Primary highways
- Other roads
- Rail (CN/CP)
- Ag/Rural
- Urban
- Heavy industrial
- Commercial/Residential growth areas
- Light/Medium industrial growth areas



## STRATHCONA COUNTY Success stories



L'OCA Quality Market, a new grocery/market concept, opened its 48,000-square-foot flagship store in Sherwood Park. It's a full service market with a butcher shop, bakery, patisserie, coffee roasting, a full grocery, as well as two full-service restaurants.

"The location is a great place, physically, it's along a couple of main corridors, but it also gives us a chance to become directly involved in the community" explained Ben Cochrane, executive in charge. "It's a great community and it's close to (Edmonton)," It's growing at a pretty fast pace and has everything from affluent dining to young families to more mature residents. It just makes sense across the board."

## Contact



Strathcona County  
Economic Development & Tourism  
2001 Sherwood Drive  
Sherwood Park, Alberta, Canada  
Phone: 780.464.8095  
Email: [scedt@strathcona.ca](mailto:scedt@strathcona.ca)  
Web: [selectstrathcona.com](http://selectstrathcona.com)

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## STRATHCONA COUNTY Expanding, connected & sustainable

### Commercial developers



### Support organizations



### Home builders



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