

| 352 - 2,269 SF |

RETAIL/OFFICE FOR LEASE



STRATHMORE CENTRE

320 2 Street, Strathmore AB

- **Locate your business in Strathmore's only enclosed shopping centre**
- Centrally located shopping centre in the heart of Strathmore with a strong mix of professional and retail tenants on-site
- 352 -2,269 SF vacancies available for retail, office, medical or professional service providers
- Close proximity to the intersection of Highway 1 & Wheatland Trail (Highway 817). Convenient access off of Wheatland Trail along 3rd Avenue or 2nd Avenue
- Excellent parking on site, and on-street parking surrounding the property
- Exterior fascia signage options available

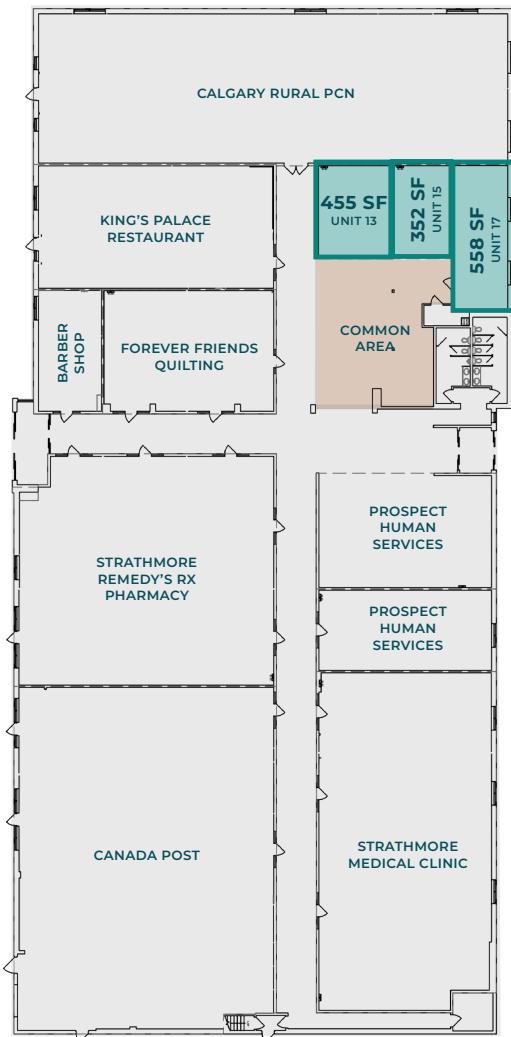
PROPERTY FEATURES

Vacancy	Unit 15 - 352 SF Unit 13 - 455 SF Unit 17 - 558 SF	Combined Unit 2,269 SF
Available	Immediately	
Municipal	320 2 Street, Strathmore, AB	
Zoning	CB – Central Business District	
Basic Rent	Negotiable	
Op Costs	CAM = \$11.14 PSF Tax = \$1.83 PSF Total = \$12.97 PSF	
Parking	Scramble & street parking	

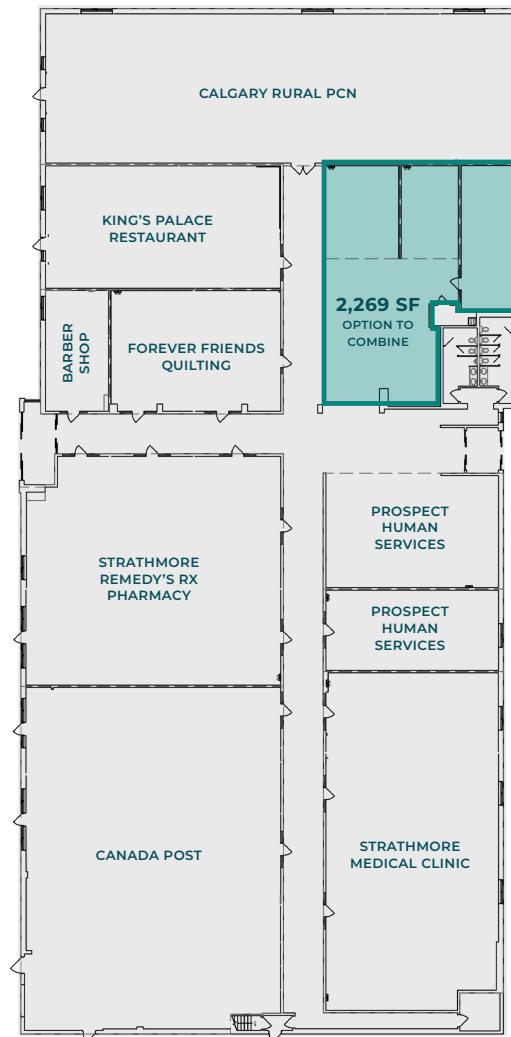


SITE PLAN ALTERNATIVES

3 SMALL BAY UNITS



OPTION TO COMBINE INTO ONE UNIT



DIVERSE TENANT MIX IN THE HEART OF STRATHMORE

Opportunity to lease the final remaining space in Strathmore Centre, the only enclosed shopping centre in town allowing for convenient and comfortable shopping and services all year round. Located in the heart of Strathmore and surrounded by existing and mature residential, the site offers built

in demand and established shopping habits. Recently announced tenants are now open including Strathmore Medical Clinic and Remedy's Rx Pharmacy.

Located just 25 minutes east of Calgary, the trade zone encompasses a residential draw of over 40,000 people.



CENTRALLY LOCATED
AMONGST MATURE
RESIDENTIAL



DIVERSE MIX OF RETAIL,
MEDICAL AND PROFESSIONAL
USES ON SITE



FREE
PARKING
ON SITE

DEMOGRAPHICS

2 KM RADIUS

15,853

TOTAL POPULATION

7.9% growth (2019-2024)

5.2% projected growth (2024-2029)

40,000+

TRADE AREA POPULATION

\$96,707

AVERAGE HOUSEHOLD INCOME

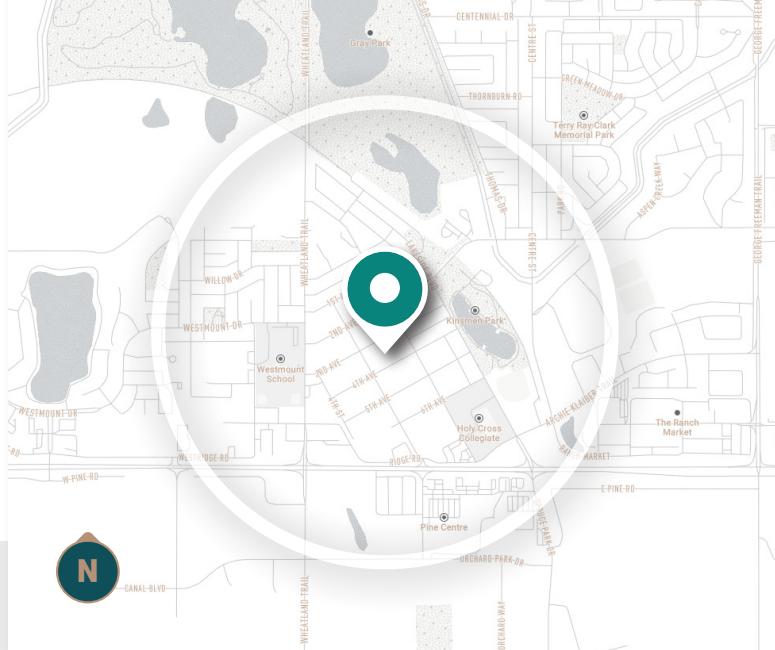
30.7%

20-44 YRS

0-19 yrs = 26.0%

45-64 yrs = 24.9%

65+ yrs = 18.0%



15,250 VPD ON HIGHWAY 1



7,570 VPD ON HIGHWAY 817



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