| FOR LEASE |

STREET-FRONT RETAIL



HILTON PLAZA 203 3 Avenue, Strathmore, AB

- **Economical street-front retail units available immediately with parking on site**
- Centrally located retail and office plaza in downtown Strathmore
- Various small bay retail units available immediately, with option to combine for larger footprint
- Close proximity to the intersection of Highway 1 & Wheatland Trail (Highway 817) with convenient access from Wheatland Trail along 3 Avenue or 2 Avenue
- Pylon signage available
- Ample parking on site plus surrounding street parking

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PROPERTY FEATURES

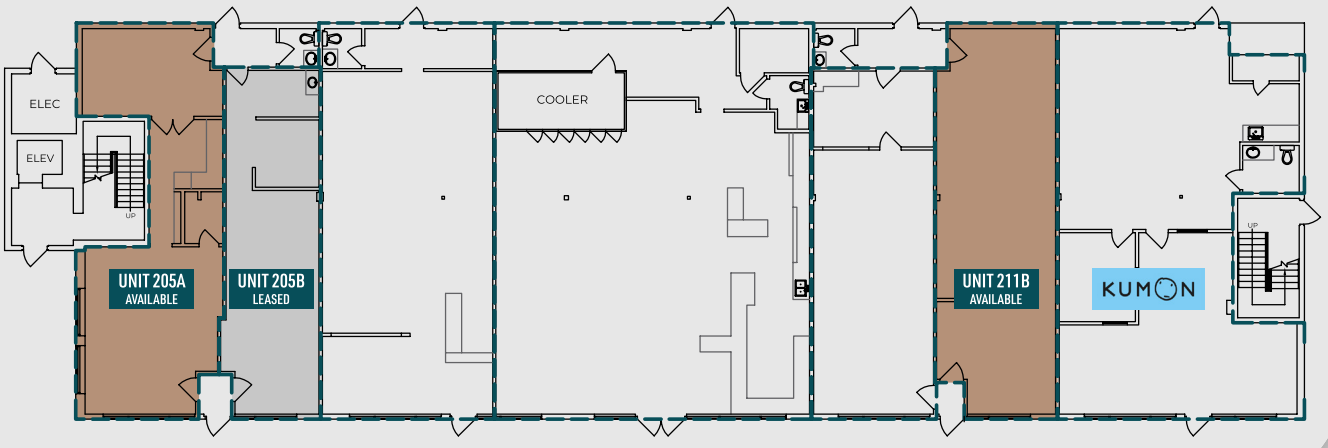
Vacancy	757 - 800 SF
Available	Immediately
Address	203 3 Avenue, Strathmore, AB
Zoning	CB - Central Business District
Basic Rent	Negotiable
Op Costs	$9.70 PSF (est. 2027)
Utilities	Gas and electricity separately metered
Parking	Scramble and street parking



CENTRALLY LOCATED

FREE ON-SITE PARKING

ECONOMICAL RATES



UNIT	VACANCY
205A	757 SF
211B	800 SF

THE OPPORTUNITY

Locate your business in this central professional building with ample parking in downtown Strathmore.

Surrounded by existing mature residential, as well as numerous commercial buildings and local retail tenants, the site offers built in demand and established shopping habits.

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

- 15,250 VPD ON HIGHWAY 1
- 7,570 VPD ON HIGHWAY 817

DEMOGRAPHICS

2 KM RADIUS

15,853
TOTAL POPULATION

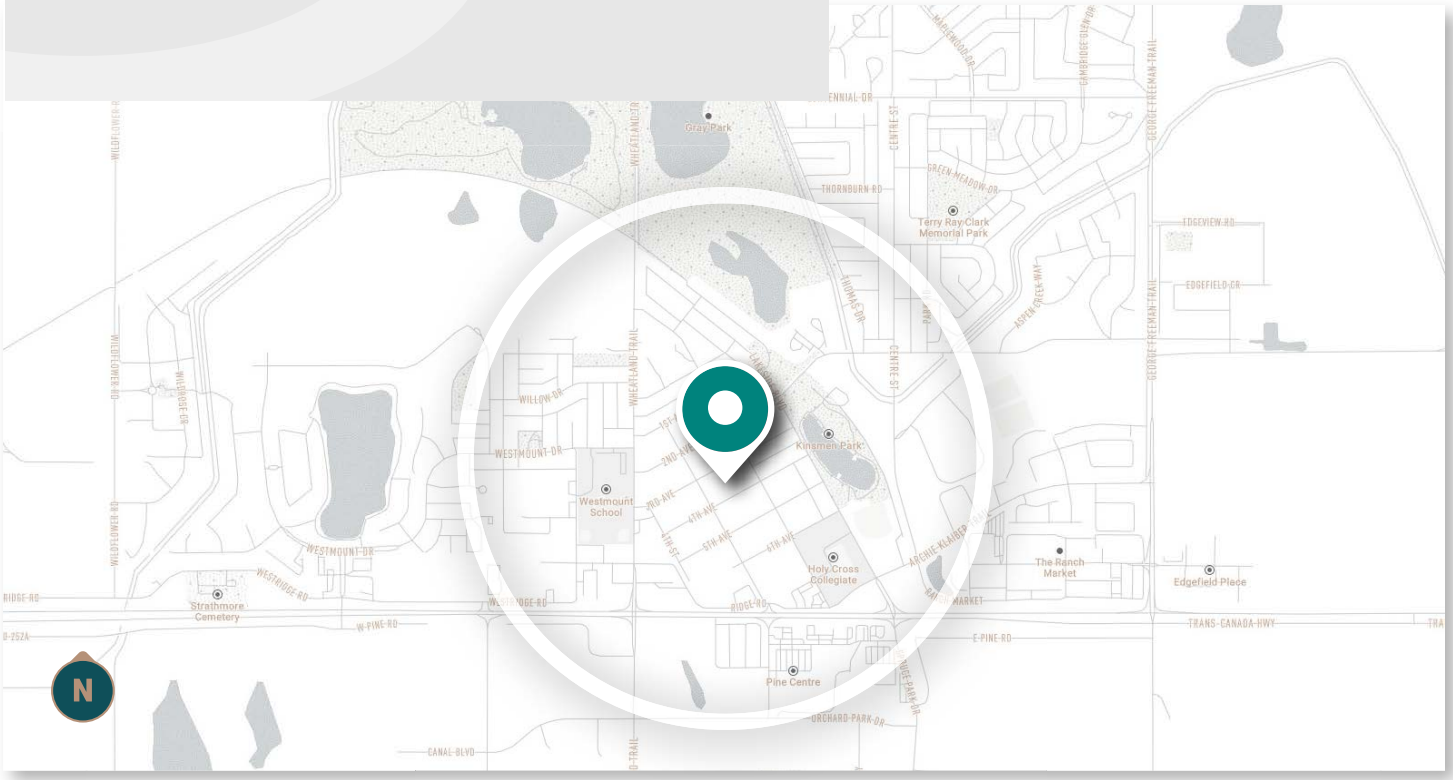
7.9% growth (2019-2024)
5.2% projected growth (2024-2029)

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%



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