



NEW DEVELOPMENT

8 BANISTER GATE
OKOTOKS, ALBERTA

DEMOGRAPHICS

Okotoks



Household Income
\$130,463



Median Age
36.3



Population
31,124



Population Growth
18.3%
(2013-2018)

CENTRE DETAILS



Traffic Count
22,500 vpd



Zoning
DC (Direct Control)
with CSC (Commercial
Shopping Centre
Guidelines)

HIGHLIGHTS

- Gateway location - first retail offering on the way into Okotoks
- Strong demographics with predominately young families and high household incomes
- Convenient access via all-turns entrance off Banister Gate
- Exceptional visibility and access to Highway 2A
- Key location at North end of Okotoks, on North "to work" side of highway
- Strong surrounding traffic drivers including Recreation Centre, Holy Cross Church and D'Arcy Ranch Golf Club
- Pad site with drive thru opportunity

PROPERTY DESCRIPTION

Rent:	Market
Op. Costs:	TBD
Rentable Area:	1,000 - 25,000 sq. ft.
Parking:	TBD

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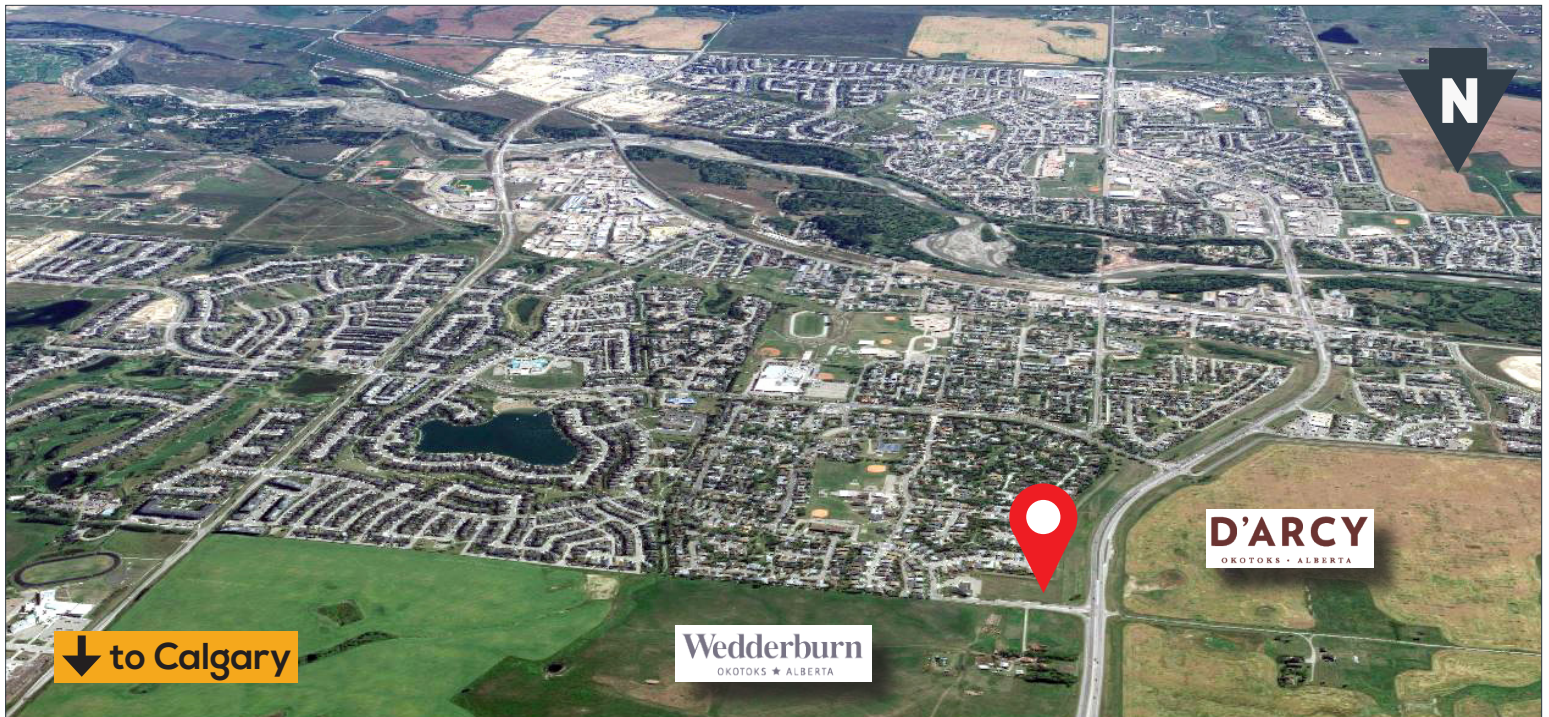
PHOTOS

8 Banister Gate, Okotoks, Alberta



AERIALS

8 Banister Gate, Okotoks, Alberta



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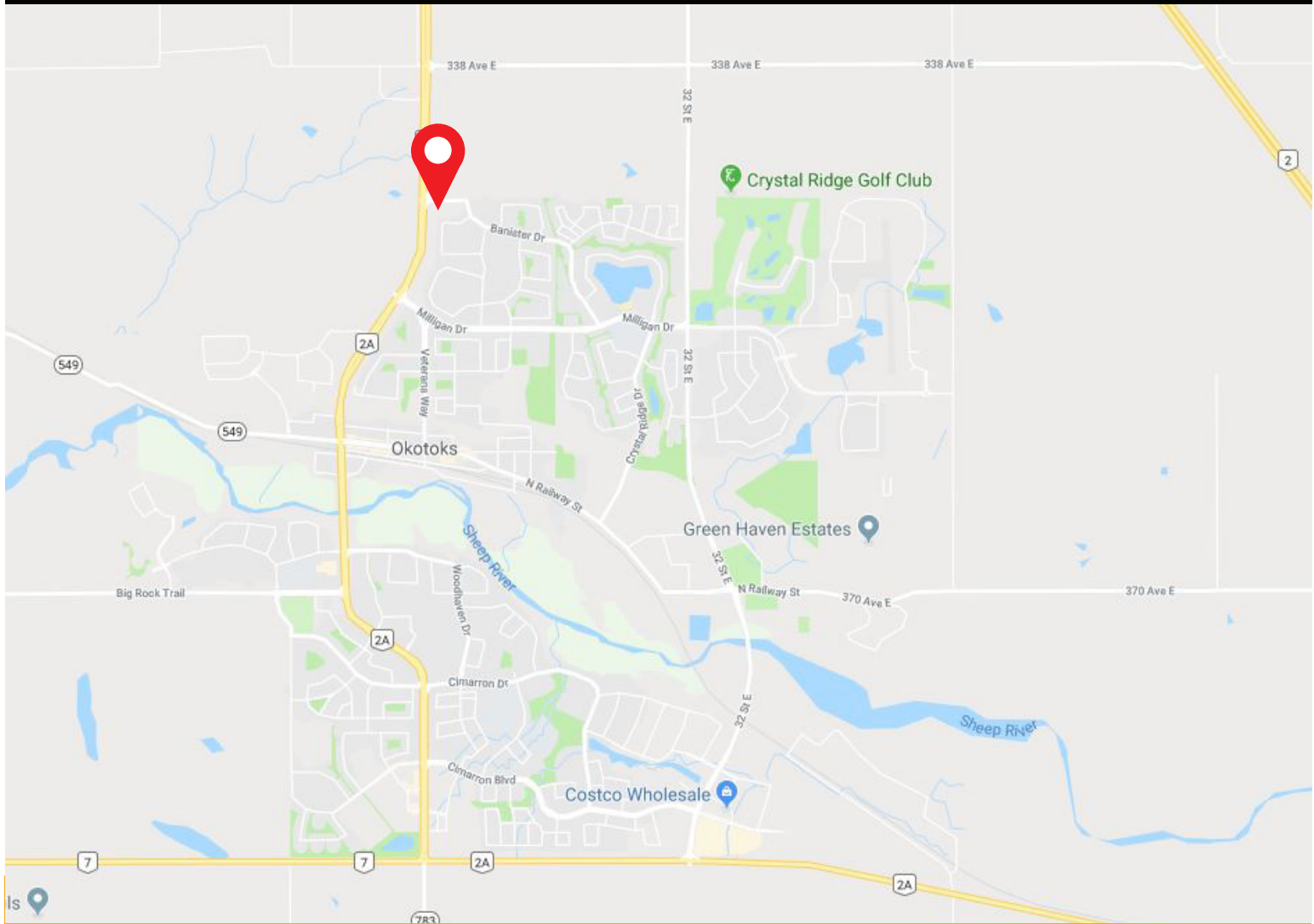
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LOCATION

8 Banister Gate, Okotoks, Alberta



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