

For Lease



# STRATHPOINT SHOPPING PLAZA

STRATHMORE, ALBERTA



## HIGHLIGHTS – PRIME RETAIL

- Located on the intersection of Trans-Canada Highway & Lakeside Blvd.
- Anchor tenants include Petro Canada, Arbys, KFC and Starbucks.
- Spacious 20' wide units starting from 1142 sq ft of space available.
- Perfect location for a boutique grocery store, local retail brewhouse, private commercial offices, ice cream shop, pharmacy, medical office, dental clinic, barber shop, bakery, food retail services to cater
- 13,800+ local population and growing & only 40km east for Calgary.

## DEMOGRAPHICS

STRATHMORE, ALBERTA



**Trade Area**  
2018: 35,000



**Households**  
5,085



**Household Income**  
\$101,734



**Traffic Count**  
13,480 AADT

## PROPERTY DESCRIPTION

<b>Lease Rate:</b>	Market
<b>Op Costs:</b>	\$9.71 psf est. 2023
<b>Size:</b>	1,142 to 9,632 sq. ft.
<b>Available:</b>	Immediate
<b>Zoning:</b>	CWHY - Highway Commercial District

**HEAD OFFICE**  
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[AvenueCommercial.com](http://AvenueCommercial.com)



# SITE PLAN

Strath Point Shopping Centre, Strathmore, Alberta





FOR LEASE | Building C

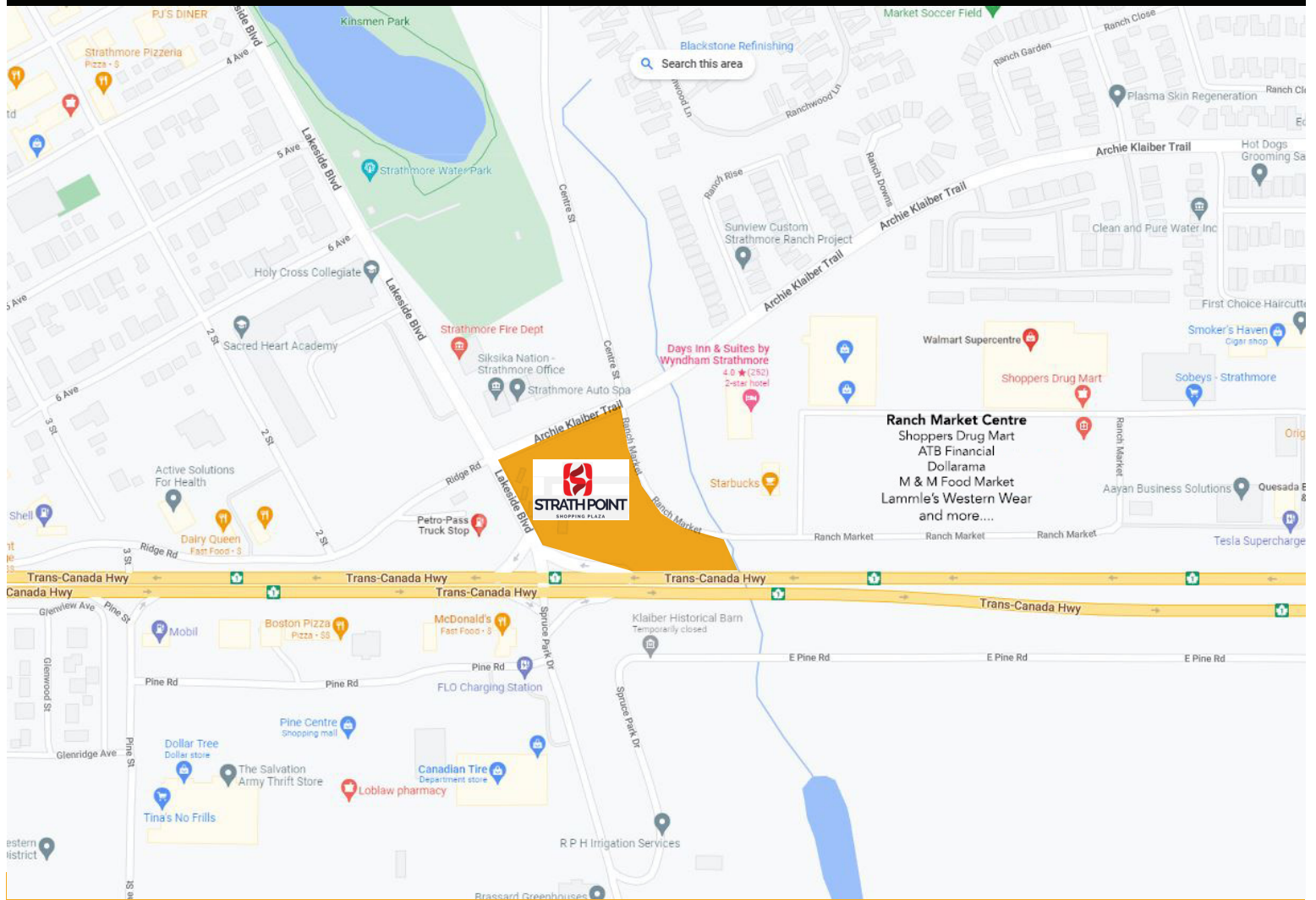


FOR LEASE | Building D



# LOCATION

Strath Point Shopping Centre, Strathmore, Alberta



## CHOOSE YOUR AVENUE

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