

| 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
- 2,269 SF vacancy 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

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PROPERTY FEATURES

Vacancy	2,269 SF
Available	90 Days
Municipal	320 2 Street, Strathmore, AB
Zoning	CB – Central Business District
Basic Rent	Negotiable
Op Costs	\$13.22 includes utilities (2024 est.)
Parking	Scramble & street parking



FREE PARKING ON SITE



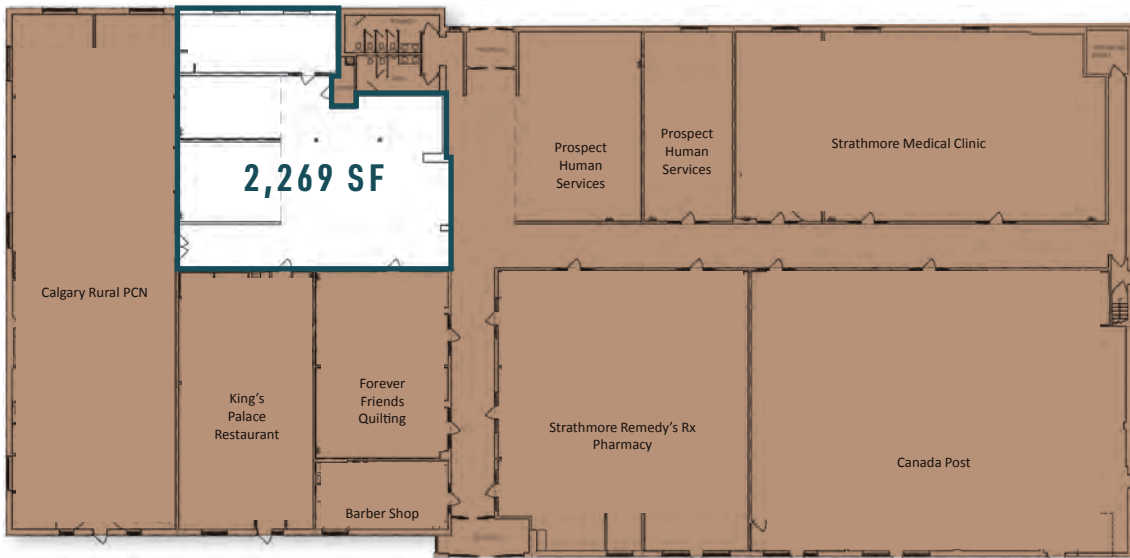
DIVERSE MIX OF RETAIL, MEDICAL AND PROFESSIONAL USES ON SITE



CENTRALLY LOCATED AMONGST MATURE RESIDENTIAL



FLOOR PLAN



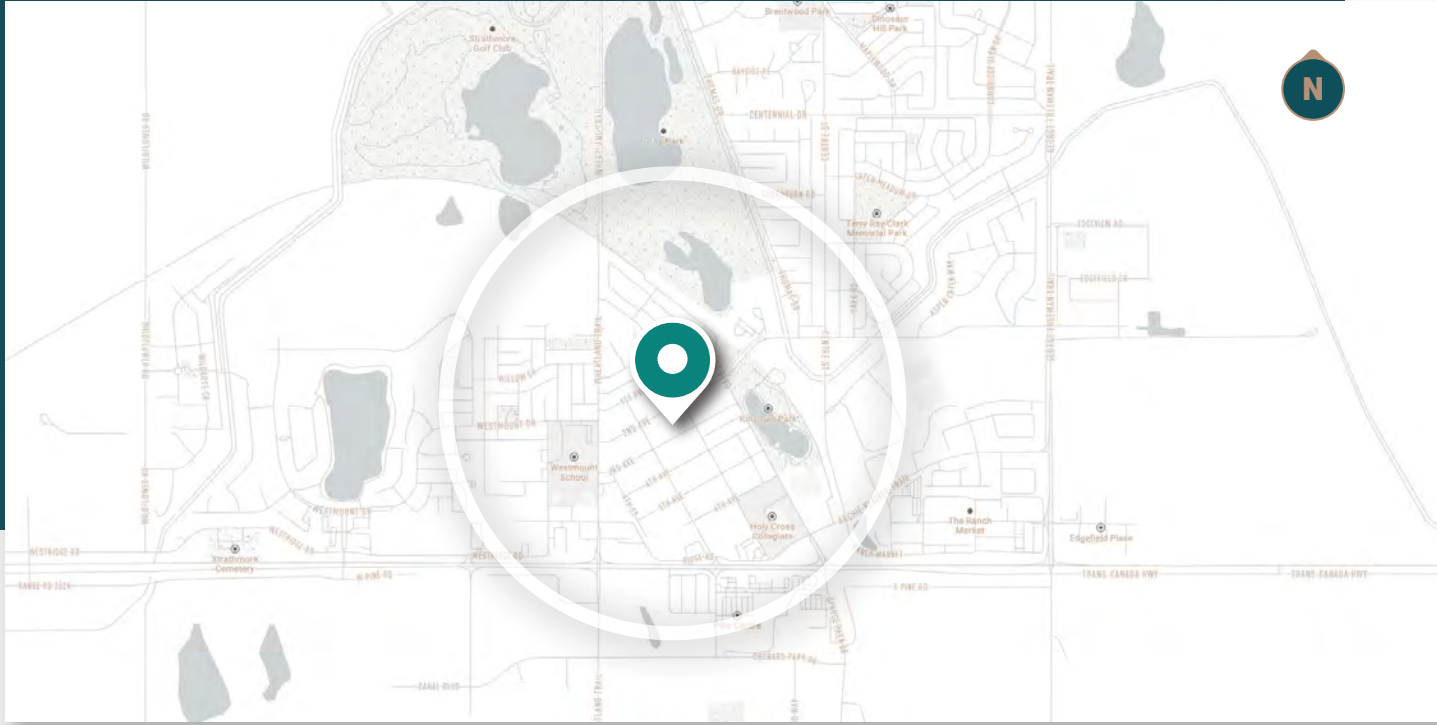
DIVERSE TENANT MIX IN THE HEART OF STRATHMORE

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.





+ 15,250 VPD ON HIGHWAY 1

AREA DEMOGRAPHICS

2 KM RADIUS

15,853

TOTAL POPULATION

Trade Area: 40,000+ residents
7.5% growth (2018-2023)
11.6% projected growth (2023-2028)

26.4%

40-59 YRS

0-19 yrs = 25.2%
20-39 yrs = 24.4%
60+ yrs = 24.0%

\$116,058

AVERAGE HOUSEHOLD INCOME

25.7% earn under \$100,000
47.8% earn over \$100,000

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