



## strathpoint shopping plaza

### Demographics

STRATHMORE, ALBERTA

Trade Area  
2018: 25,000

Households  
5,085

Traffic Count  
13,480 AADT

Household  
Income  
\$101,734

### 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.

### Property description

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



# 50 Highway 1 Strathmore Alberta

\$39

Welcome to the heart of Strathmore's vibrant commercial scene! Presenting a prime opportunity: a newly constructed plaza conveniently situated just off Highway 1, boasting a dynamic lineup of anchor tenants including COBS Bread, Starbucks, Petro-Canada, and Arby's & KFC. This strategically positioned plaza is not just a space; it's a gateway to success for businesses seeking high visibility and foot traffic. With multiple 1200 SqFt units available for immediate lease, entrepreneurs and visionaries have the chance to join this bustling hub and carve out their niche in the community. Whether you envision a chic nail spa, a bustling pharmacy, or a much-needed medical clinic, day care or Liquor store the possibilities are boundless within this thriving commercial environment. Don't miss out on the chance to be part of Strathmore's bustling business landscape. Seize this opportunity to establish your brand in a location primed for success. Contact us today to explore leasing options and secure your place in this dynamic plaza! ?? Contact us now to make your mark on Strathmore's commercial map! ?? (id:6769)

Listing Presented By:



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