

Country Plaza



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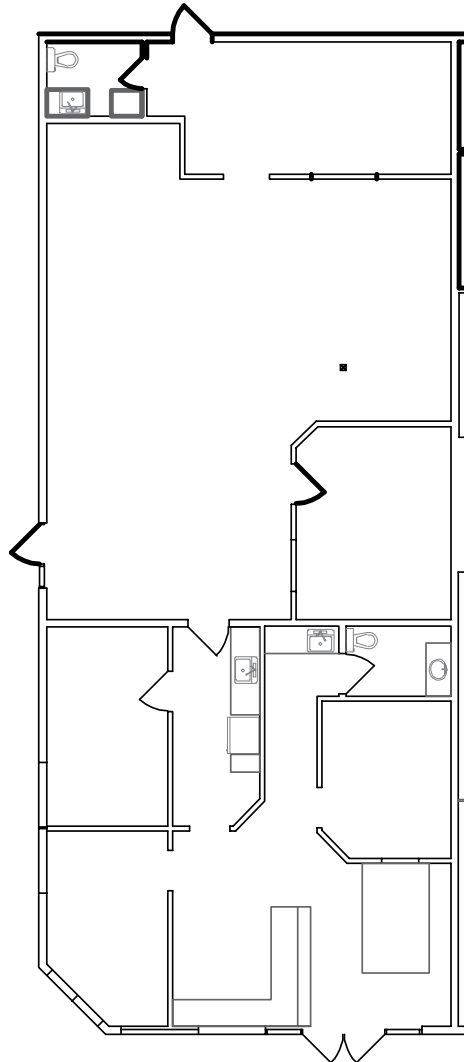
PROPERTY DETAILS

Size Available	Unit A	2,346 SF C/L
	Unit H	1,820 SF
	Pad Site	19,397 SF
Availability	Negotiable	
Net Rate	Available Units: Contact Associate Pad Site: \$4 PSF (land lease)	
Op Costs	\$7.50 PSF	
Zoning	C-SC	

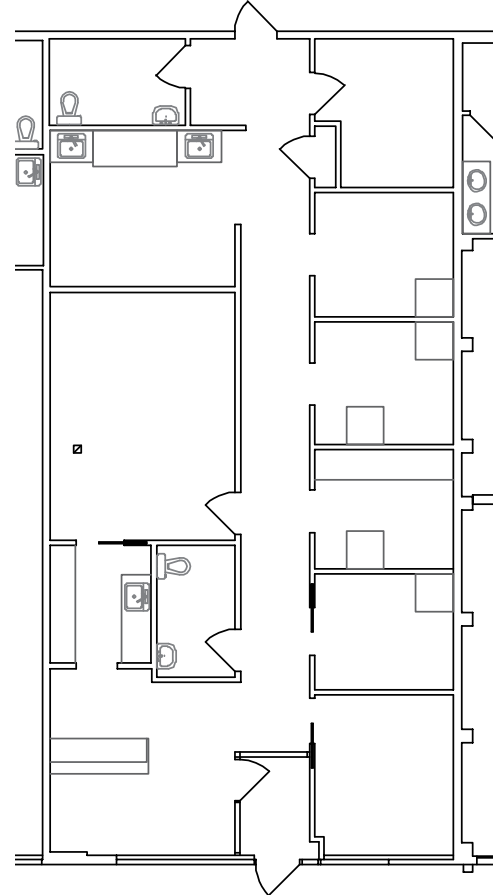
THE OFFERING

- **Established & Well-Maintained:** Home to national brands in a long-standing, high-traffic shopping plaza.
- **Prime Location:** Single-storey retail development at a major intersection in Strathmore with excellent exposure and easy access to Highway 1.
- **Proximity to Medical Centres:** Close to key medical facilities, ensuring a steady flow of foot traffic.
- **Flexible Space Options:** PAD Site CRU available with drive-thru options, ideal for restaurants, coffee shops, and more.

Unit A: 2,346 SF



Unit H: 1,820 SF



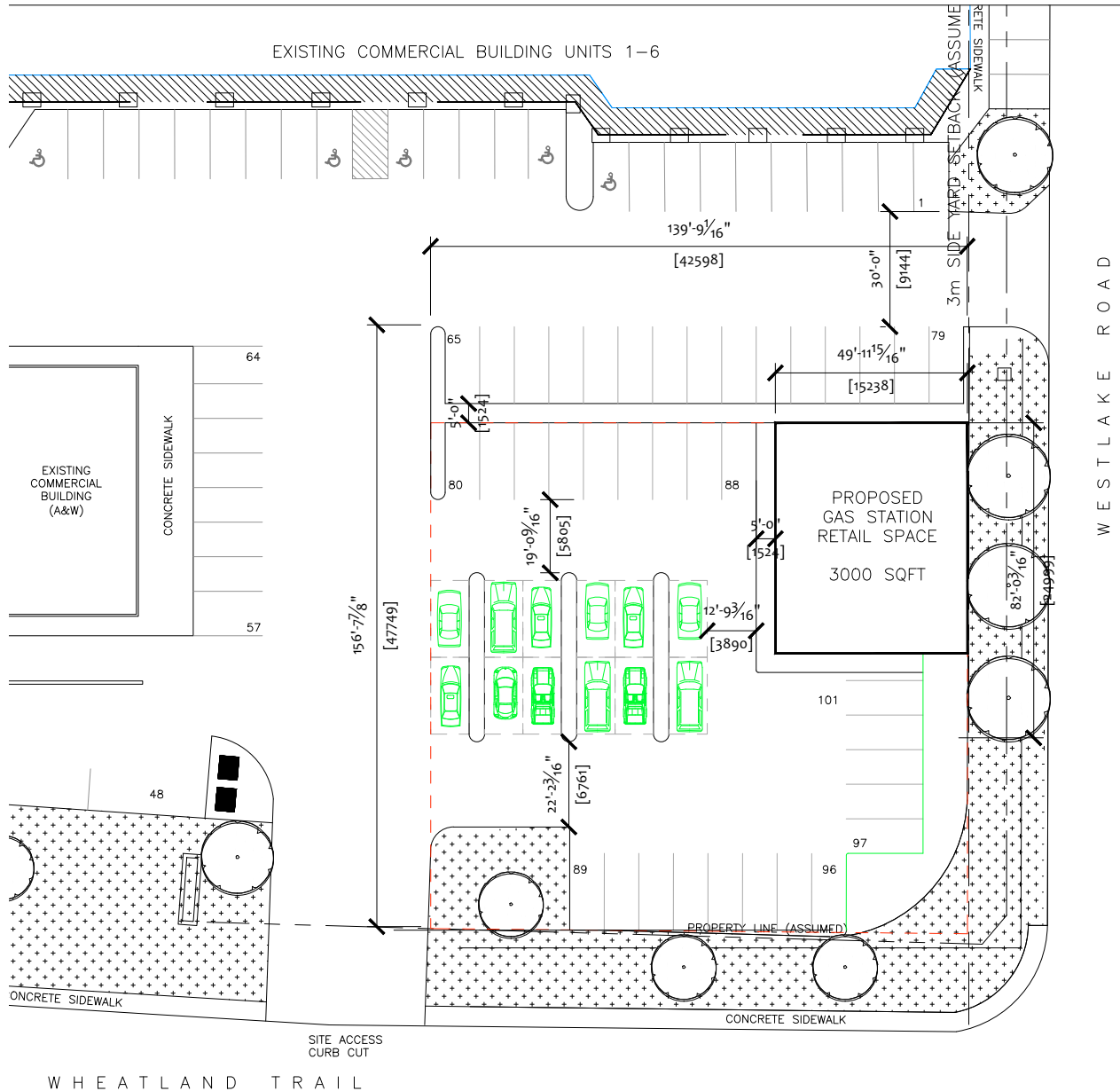
Parking Lot

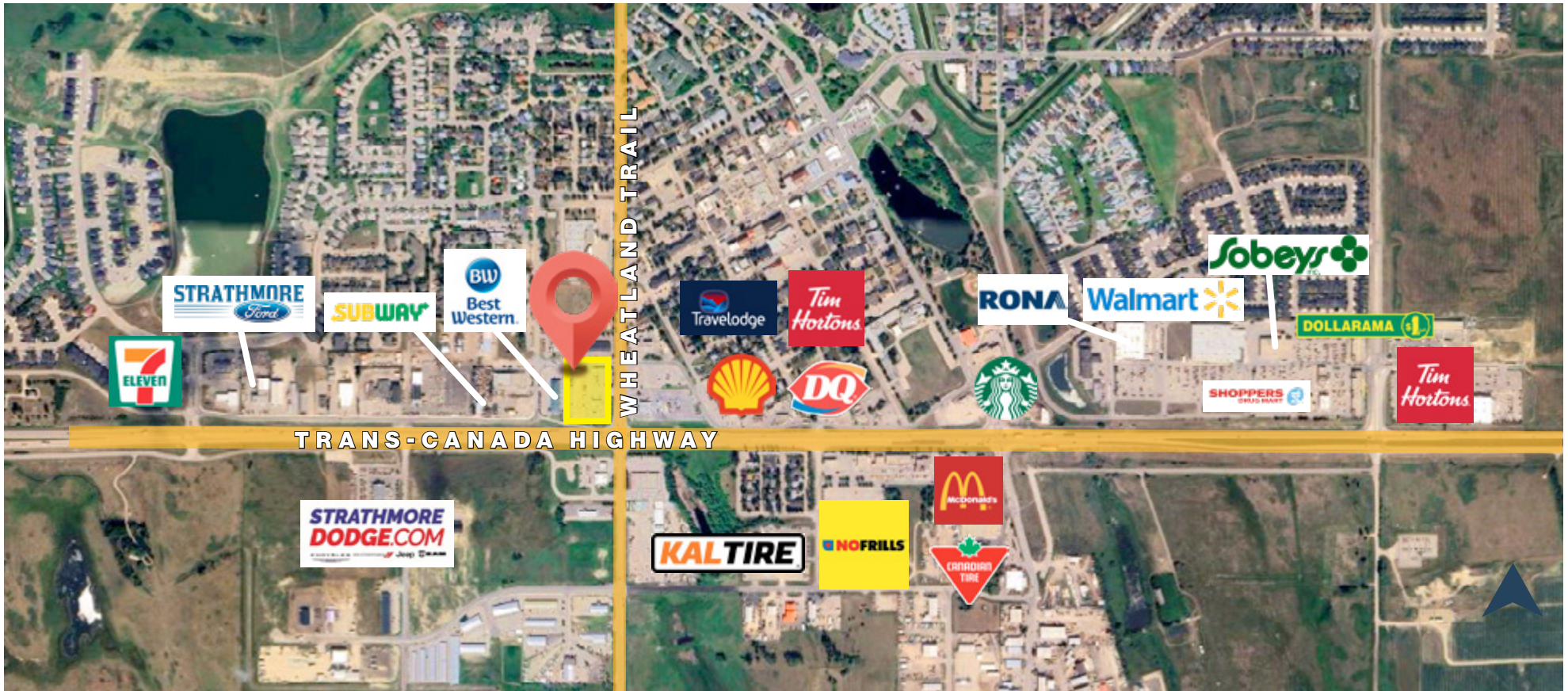


Proposed Pad Gas Station

510 Trans-Canada Highway, AB-1 | Strathmore, Alberta

Established Plaza With Newly Renovated Façade





NEIGHBORHOOD
Strathmore



POPULATION
16,000



MEDIAN AGE
40



HOUSEHOLD INCOME
\$110,000



TRAFFIC COUNT
14,650 VPD | Highway 1

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Thank you for your Interest



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For more information, please contact one of our Associates.