

Midway Centre



*Rendering for Illustration Purposes

Patrick White Associate

P 403.214.2344

E pwhite@blackstonecommercial.com

The New Centre *BETWEEN EDMONTON & RED DEER*

Coming Soon

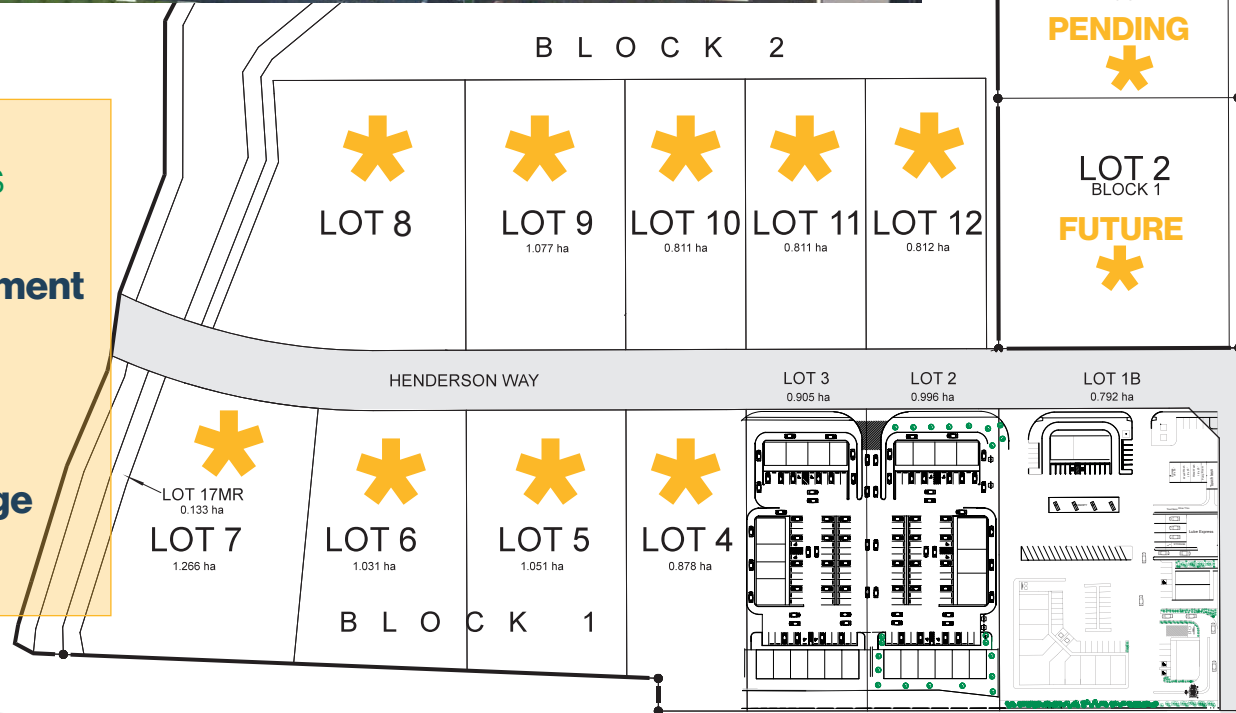
120 Acre
Commercial Development
With a vibrant new
Multi-Family
development adjacent



HIGHWAY 2

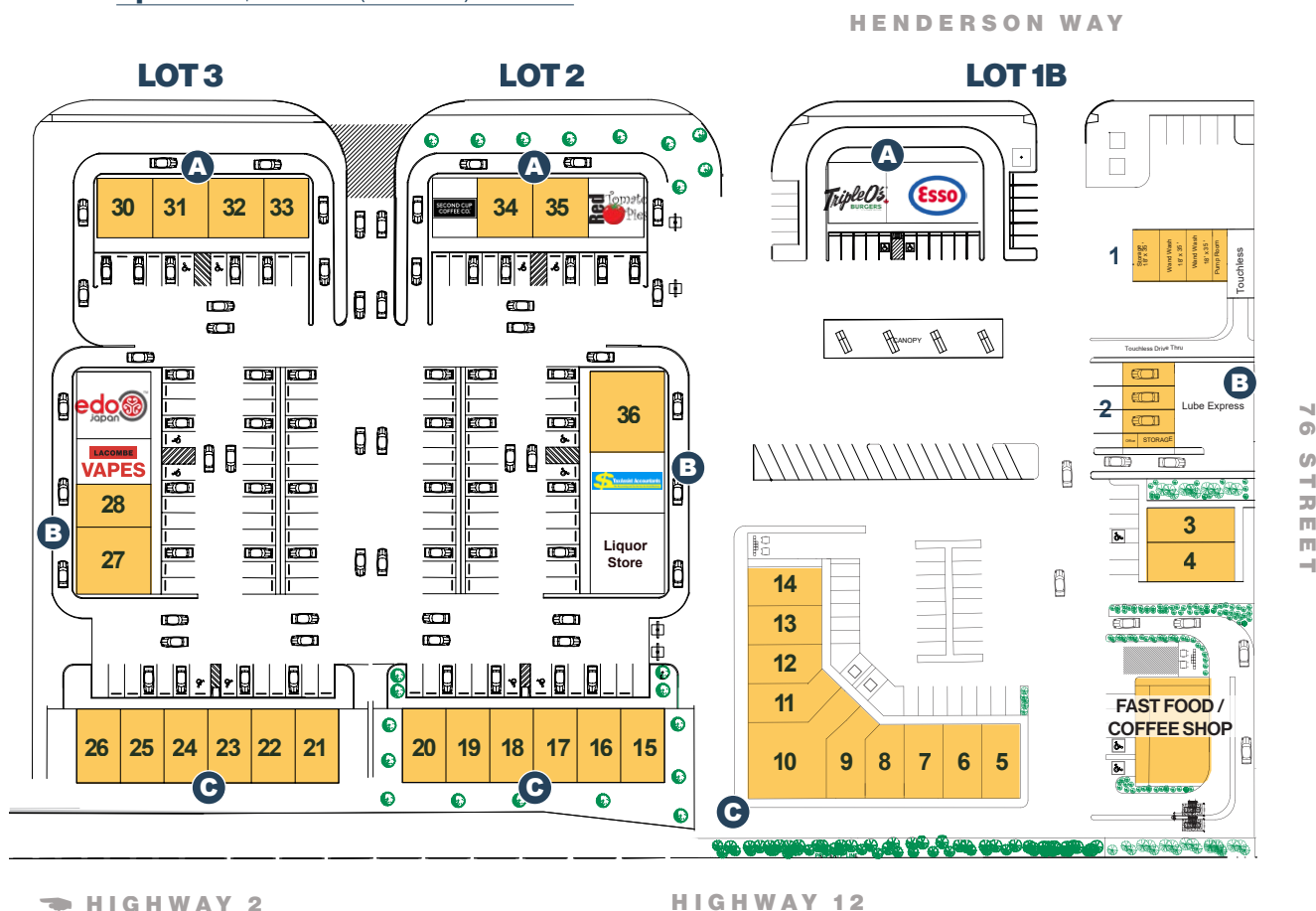
Suitable Options

- Large Grocery
- Home Improvement
- Recreational
- Automotive
- Accommodation
- Food & Beverage
- Daycare



Net Rate: \$35 PSF (Est.) + Escalations

Op Costs: \$8.00 PSF (Est. 2025)



LOT 1B

BUILDINGS 'B' TBD

Unit 1 Touchless Car Wash: Build to Suit

Unit 2 Express Lube - Build to Suit

Unit 3-4 - Build to Suit

BUILDING 'C' TBD

Unit 5-14 - Build to Suit

Fast Food / Coffee Shop - Build to Suit

LOT 2

BUILDING A

Unit 34 - 1,250 SF

Unit 35 - 1,250 SF

BUILDING B

Unit 36 - 2,000± SF

drive-thru ready with kitchen canopy

BUILDING C 10,000 SF

Units 15 - 20

Pending CRU, Can be Demised as Required

LOT 3

BUILDING A 5,800 SF

Units 30 - 33

Pending CRU, Can be Demised as Required

BUILDING B 2,900 SF

Units 27 - 28

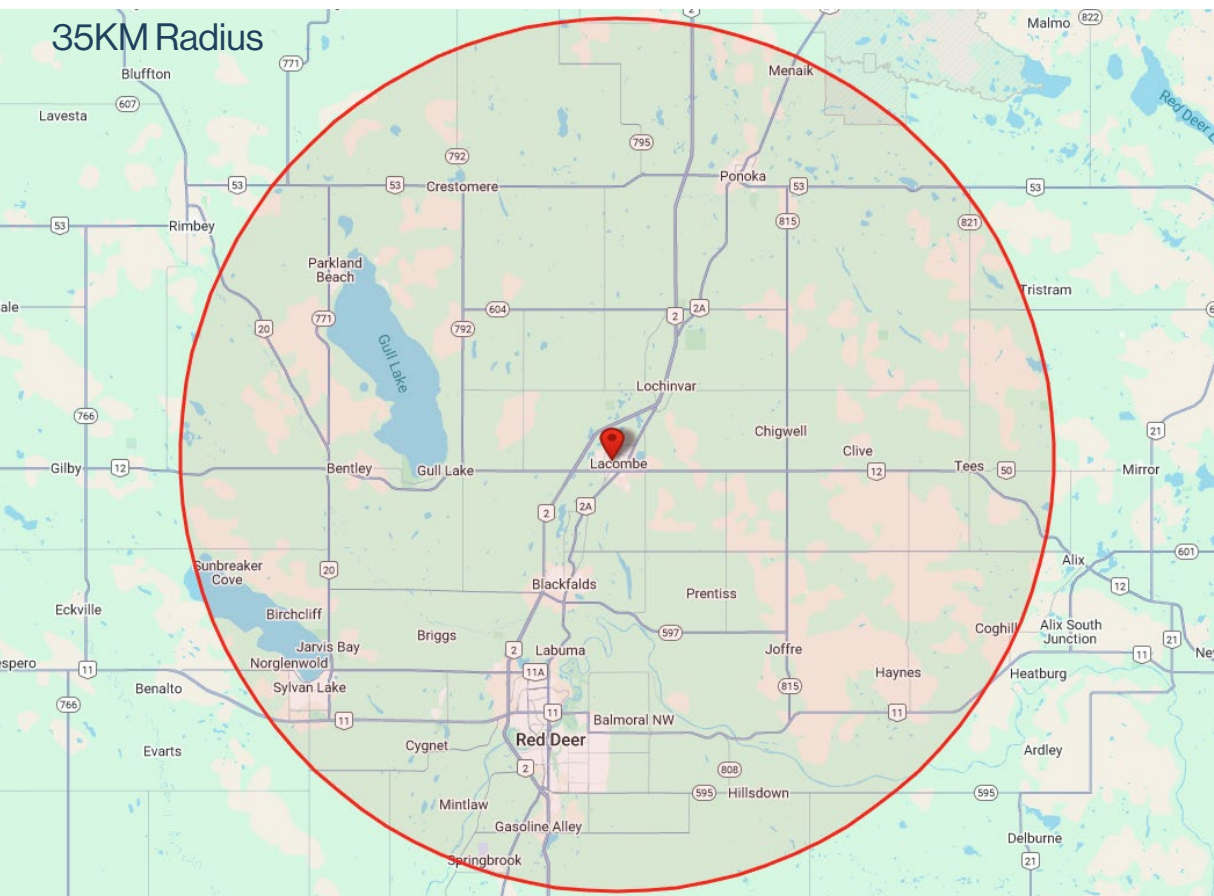
BUILDING C 9,942 SF

Units 21 - 26

- 12 Acres of high density residential on site. Currently 3.8 acres being developed on site.
- Population of 35,000 residents within a 5 km radius and 55,000 residents within a 10 km radius.
- The largest commercial development opportunities in the area.

- Ideal location for retail, entertainment, restaurants or pub, outlets stores, oil change services or car wash.
- Midway Centre will be a commercial hub for Southern Alberta, and a destination for travelers on the major highways.

- 55,000 VPD on Highway 2 and 12,000 VPD on Highway 12.
- Negotiations with multiple national big-box retailers as anchors are underway.
- Some units can be demised or combined.



2025 Estimated Population

35KM Radius

197,201

Red Deer: 113,000

Sylvan Lake: 17,500

Blackfalds: 12,000

Ponoka: 8,000

Bentley/Gull Lake: 1,400

Average Household Income

35KM Radius

\$125,756

2025 Households: 73,759

About Lacombe

Strategically located at the intersection of Highway 2 and Highway 12, Midway Centre sits at one of Central Alberta's most connected commercial locations. Highway 12 is the primary east-west corridor linking Lacombe with communities such as Blackfalds, Bentley, Alix, Stettler, Sylvan Lake, and the surrounding rural region, creating a strong and diverse customer base.

Combined with thousands of daily travellers between Calgary, Red Deer, and Edmonton, Midway Centre offers businesses exceptional visibility and year-round traffic from both local residents and visitors passing through.

Lacombe continues to invest in its future through downtown revitalization initiatives and major infrastructure projects, including the City's \$10.8 million Operations Facility, reflecting confidence in the community's continued growth and long-term economic development.

As Central Alberta continues to expand, Midway Centre is ideally positioned to become a destination for dining, entertainment, shopping, wellness, and services. Today's consumers are looking for experiences they can share with family and friends, making this the perfect location for businesses that create memorable customer experiences.

Businesses locating in Lacombe may be eligible for funding, financing, training, and business development programs through provincial, federal, and regional organizations.

Grow where Central Alberta gathers. Grow at Midway Centre.

POPULATION

14,258

NEW RES. BUILDS

50

SCHOOLS

11

MED HOUSEHOLD INCOME

\$106,346

AVG HOME SALE PRICE

\$345,000

Thank you for your Interest



BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Patrick White *Associate*

P 403.214.2344

E pwhite@blackstonecommercial.com