Blackstone
Commercial Real Estate Services Inc.

# For Lease

100 Ranch Market | Strathmore, Alberta

**Strathmore's Main Power Centre**




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| | |
|---|---|
| **Size Available** | **Unit 105 C** - Leased<br>**Unit 105 J&K** - 4,555 SF<br>**Unit 105 N** - 2,987 SF<br>**Unit 105 O&P** - 6,611 SF<br>**Unit 125 E2** - 2,037 SF |
| **Availability** | Immediately |
| **Net Rate** | Contact Associate |
| **Op Costs** | $9.39 PSF (Est.) |

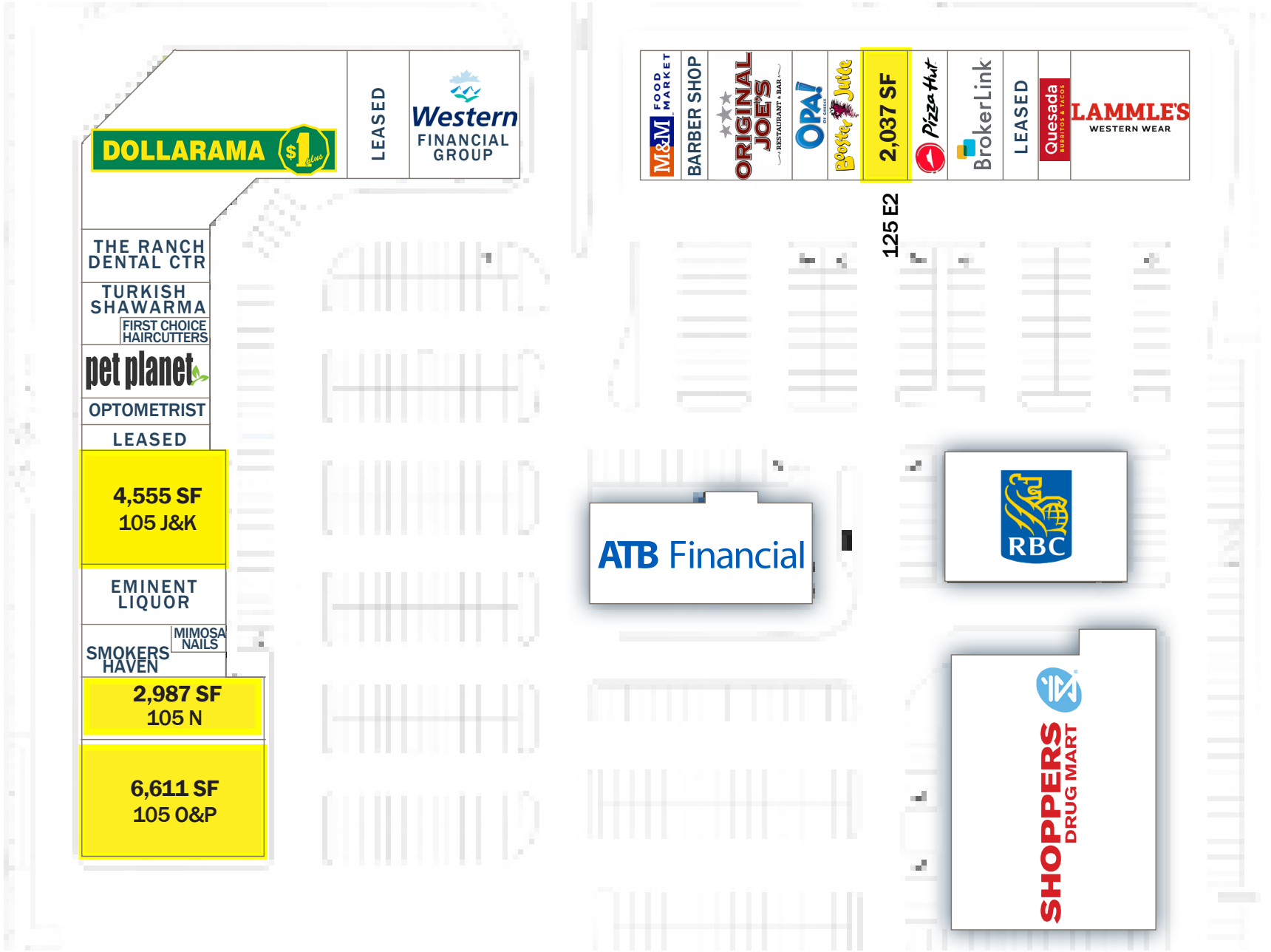
- **Strathmore's Premier Power Centre:** The dominant retail hub serving the region east of Calgary.
- **Prime Highway Exposure:** High-visibility corner at Trans-Canada Hwy & George Freeman Trail with two full-access intersections.
- **National Anchor Draw:** Walmart, Sobeys & RONA, plus Shoppers, RBC, ATB, Dollarama, Original Joe's & more drive steady traffic.
- **Flexible CRUs:** Units from 800 SF with demising options to suit a range of users.
- **Exclusivity Opportunities:** Available for tenants 3,600 SF+.
- **Growing Trade Area:** Expanding population with limited competing retail supply.

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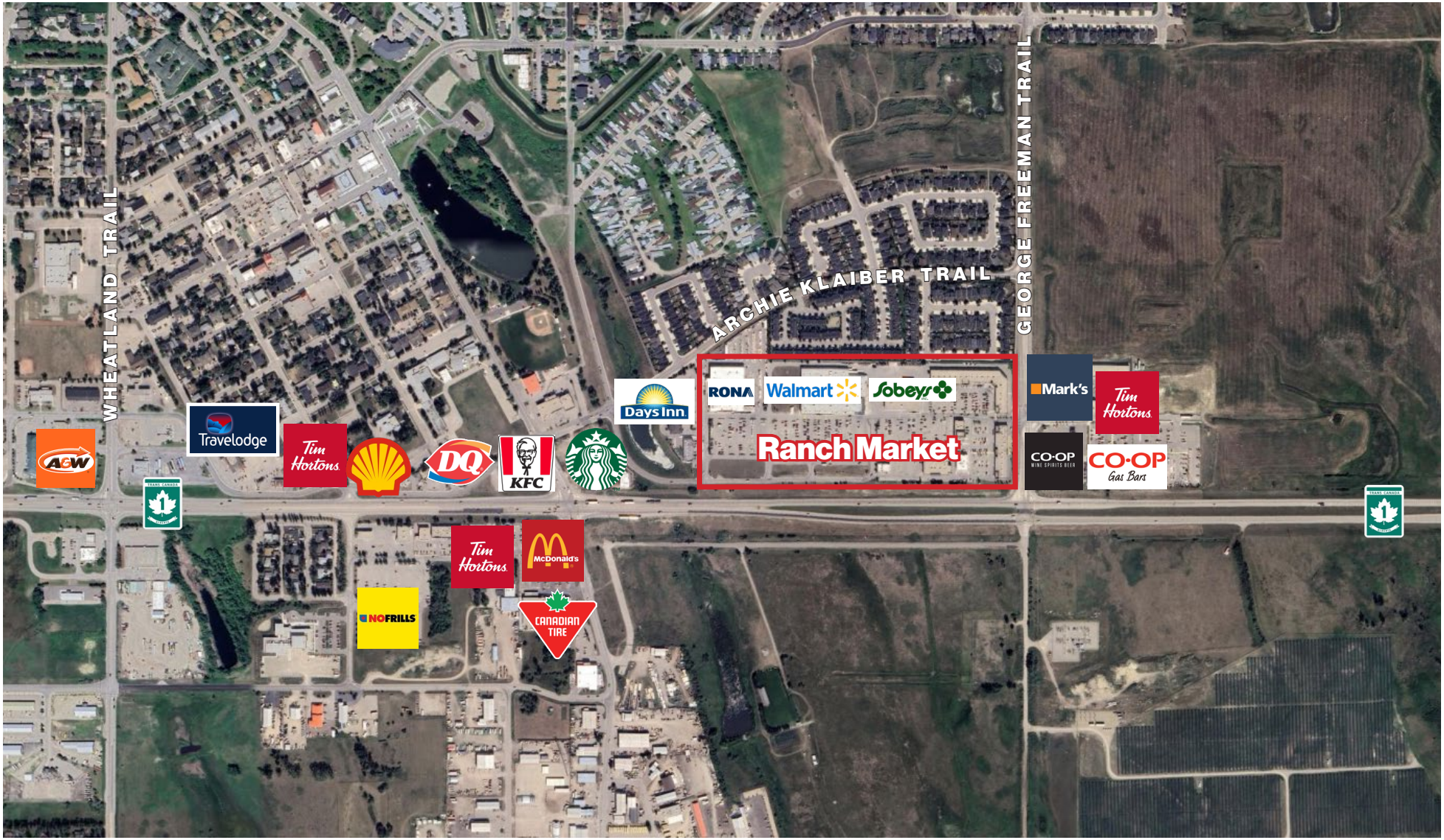
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# Location




**NEIGHBORHOOD**
Strathmore

**POPULATION 3KM**
13,592

**MEDIAN AGE**
38

**HOUSEHOLD INCOME**
$101,730

**TRAFFIC COUNT**
13,480 VPD | 1 Southridge at Hwy 7

# Thank you for your Interest

## For More Information Contact One of Our Professionals:




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