

**Blackstone**

# For Lease

2440 Division Avenue NW | Medicine Hat, AB

**Retail Adjacent to Family Leisure Centre**

## Northpointe Crossing



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Lead Broker

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VP /Associate

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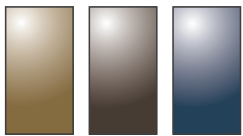
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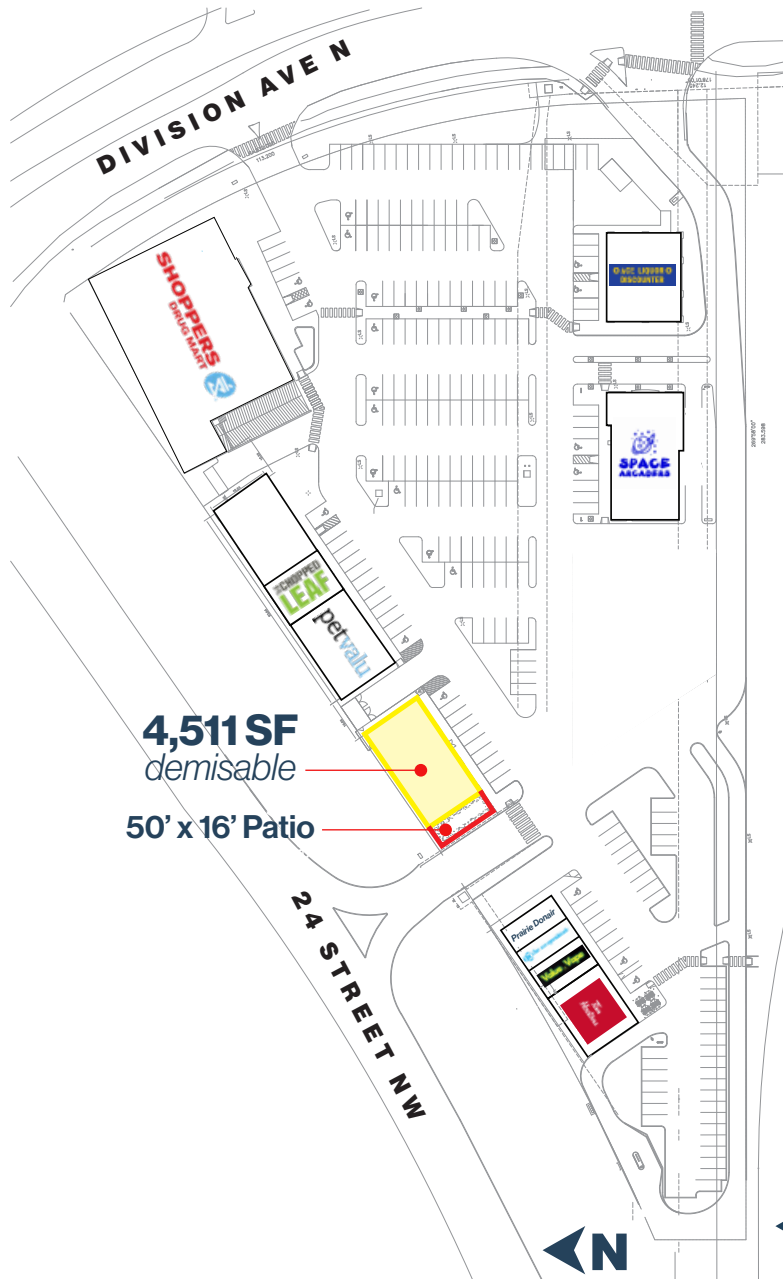


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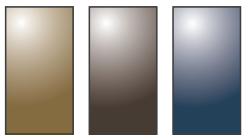
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## Retail Adjacent to Family Leisure Centre



<b>Size Available</b>	1,100 SF – 4,511 SF
<b>Availability</b>	Immediately
<b>Net Rate</b>	Market
<b>Op Costs</b>	\$13.00 PSF (Est.)
<b>Zoning</b>	Mixed-use
<b>Parking</b>	Ample / open
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• High visibility end-cap and standalone options available</li> <li>• Neighbourhood centre anchored by Shoppers Drug Mart and Shadow anchored by Co-op grocery</li> <li>• Located immediately adjacent to Medicine Hat Family Leisure Centre and surrounded by residential density</li> <li>• Northpointe Crossing services over 16,500 residents and draws from Box Springs Business Park and the town of Redcliff</li> <li>• Target tenants: Daycare, Dental, QSR, Hair Salon or Nail Salon</li> </ul>

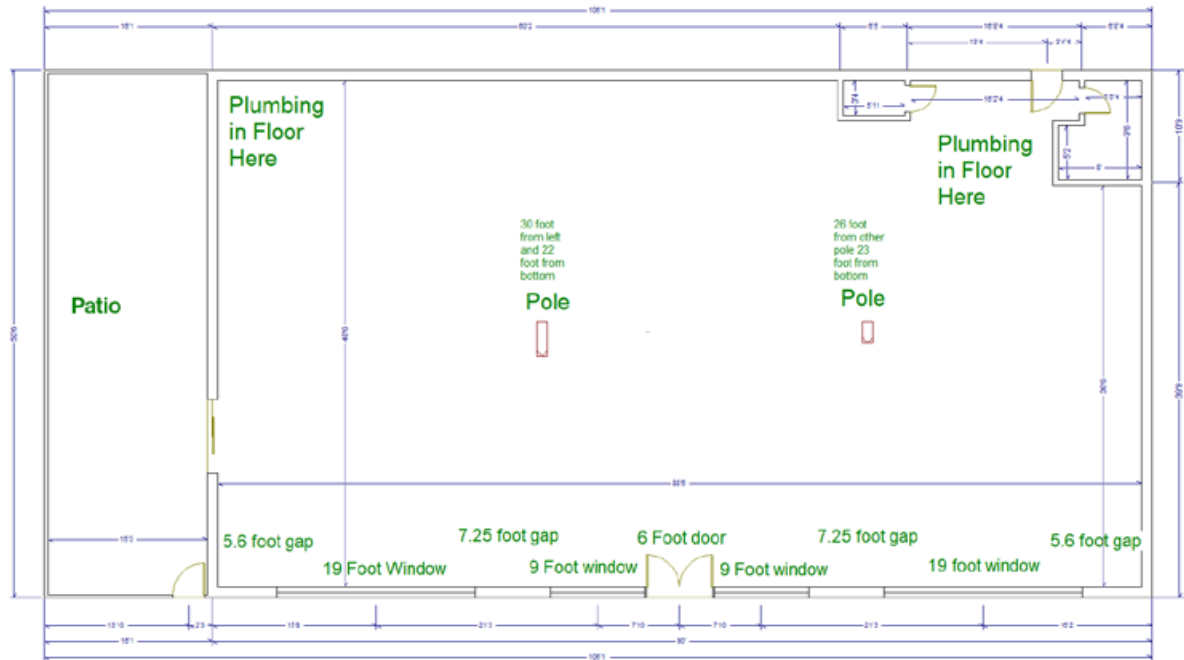


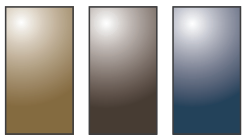
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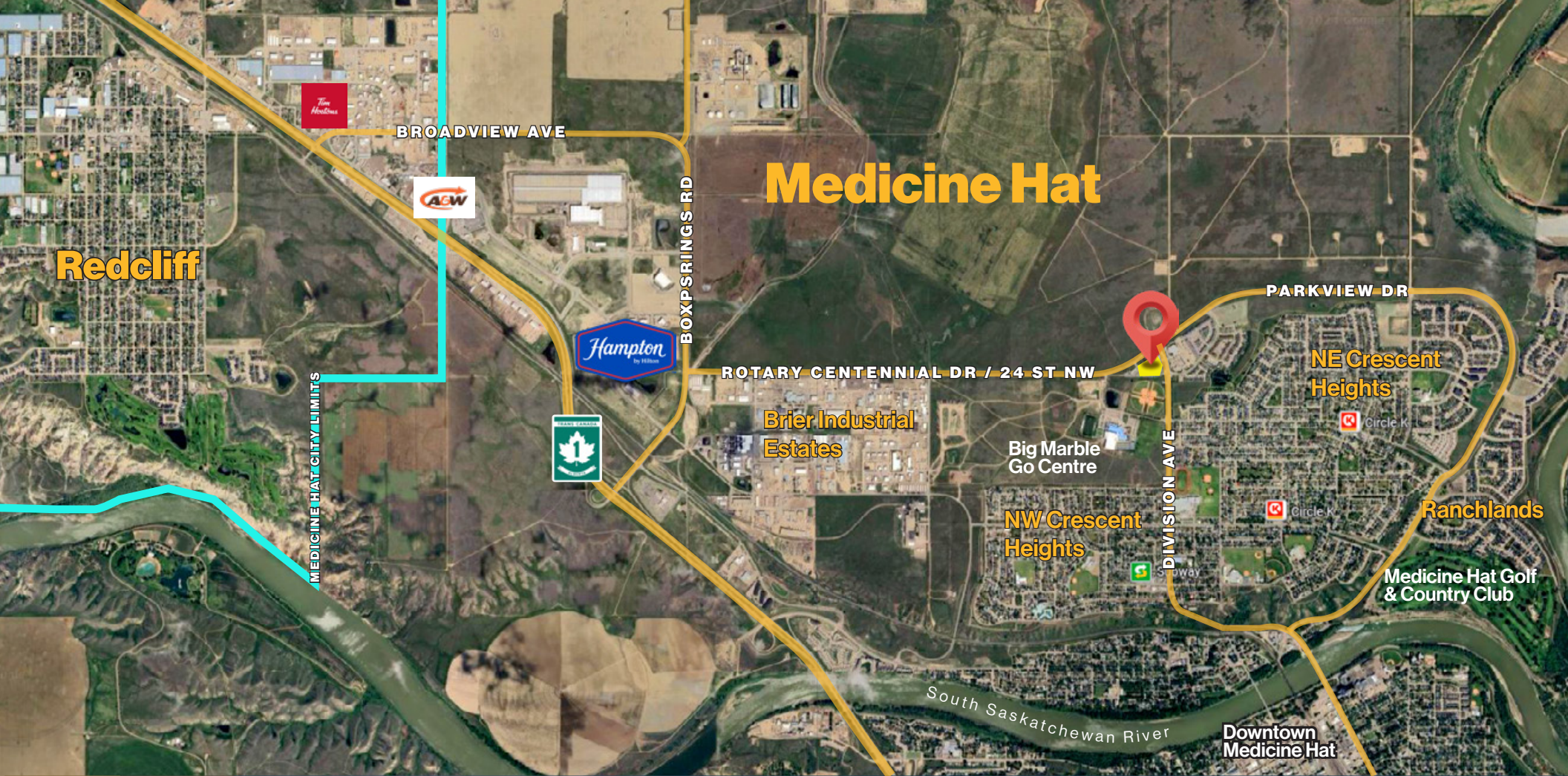


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# Medicine Hat

Redcliff

BROADVIEW AVE



BOXSPRINGS RD



ROTARY CENTENNIAL DR / 24 ST NW

Brier Industrial Estates

Big Marble Go Centre

NW Crescent Heights

PARKVIEW DR

NE Crescent Heights



Ranchlands

Medicine Hat Golf & Country Club

Downtown Medicine Hat

South Saskatchewan River

MEDICINE HAT CITY LIMITS



**NEIGHBORHOOD**  
Medicine Hat



**POPULATION**  
3KM  
17,367



**MEDIAN AGE**  
42.1



**HOUSEHOLD INCOME**  
\$70,863



**TRAFFIC COUNT**  
21,660 VPD | Trans-Canada & Boxsprings Rd

**Paul Ramikie**

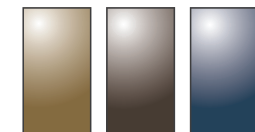
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# Thank you for your Interest



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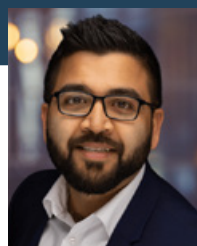


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