



Blackstone

For Lease

2440 Division Avenue NW | Medicine Hat, AB

Retail Adjacent to Family Leisure Centre

Northpointe Crossing



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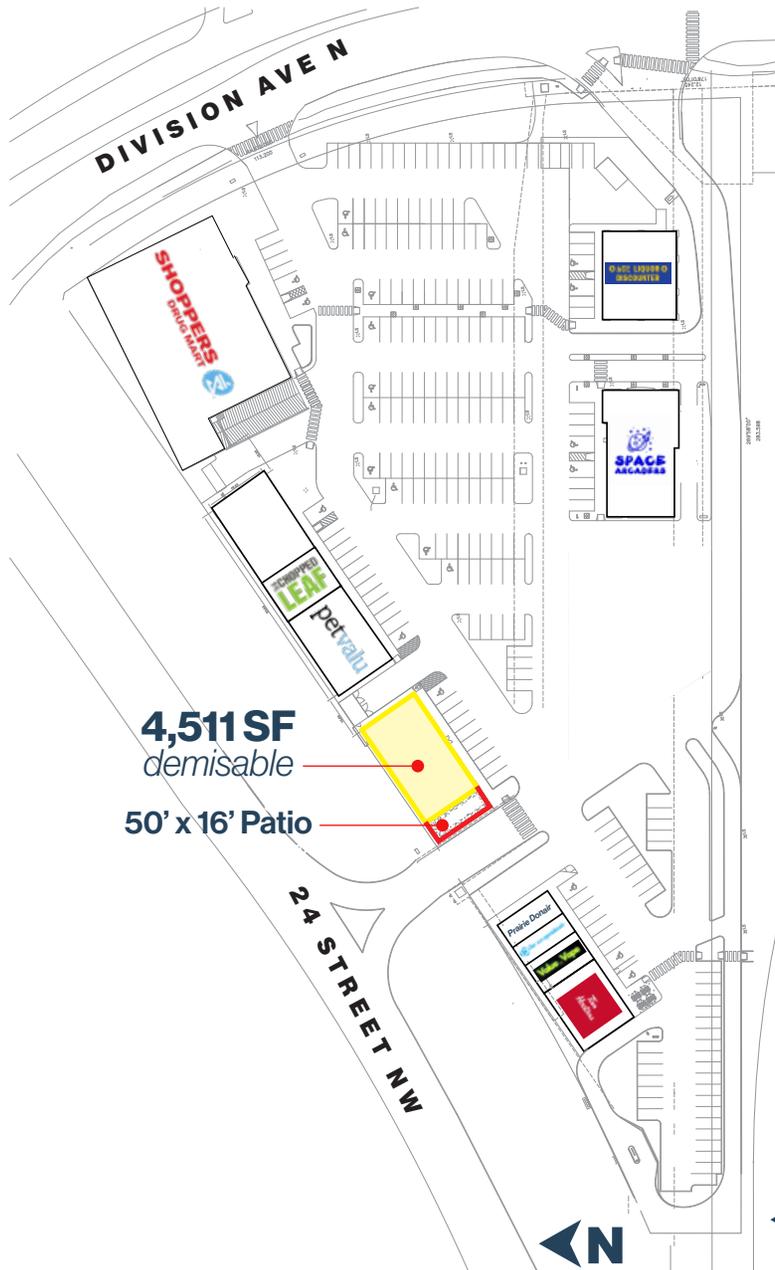


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Size Available	1,100 SF – 4,511 SF
Availability	Immediately
Net Rate	Market
Op Costs	\$13.00 PSF (Est.)
Zoning	Mixed-use
Parking	Ample / open
Highlights	<ul style="list-style-type: none"> • High visibility end-cap and standalone options available •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

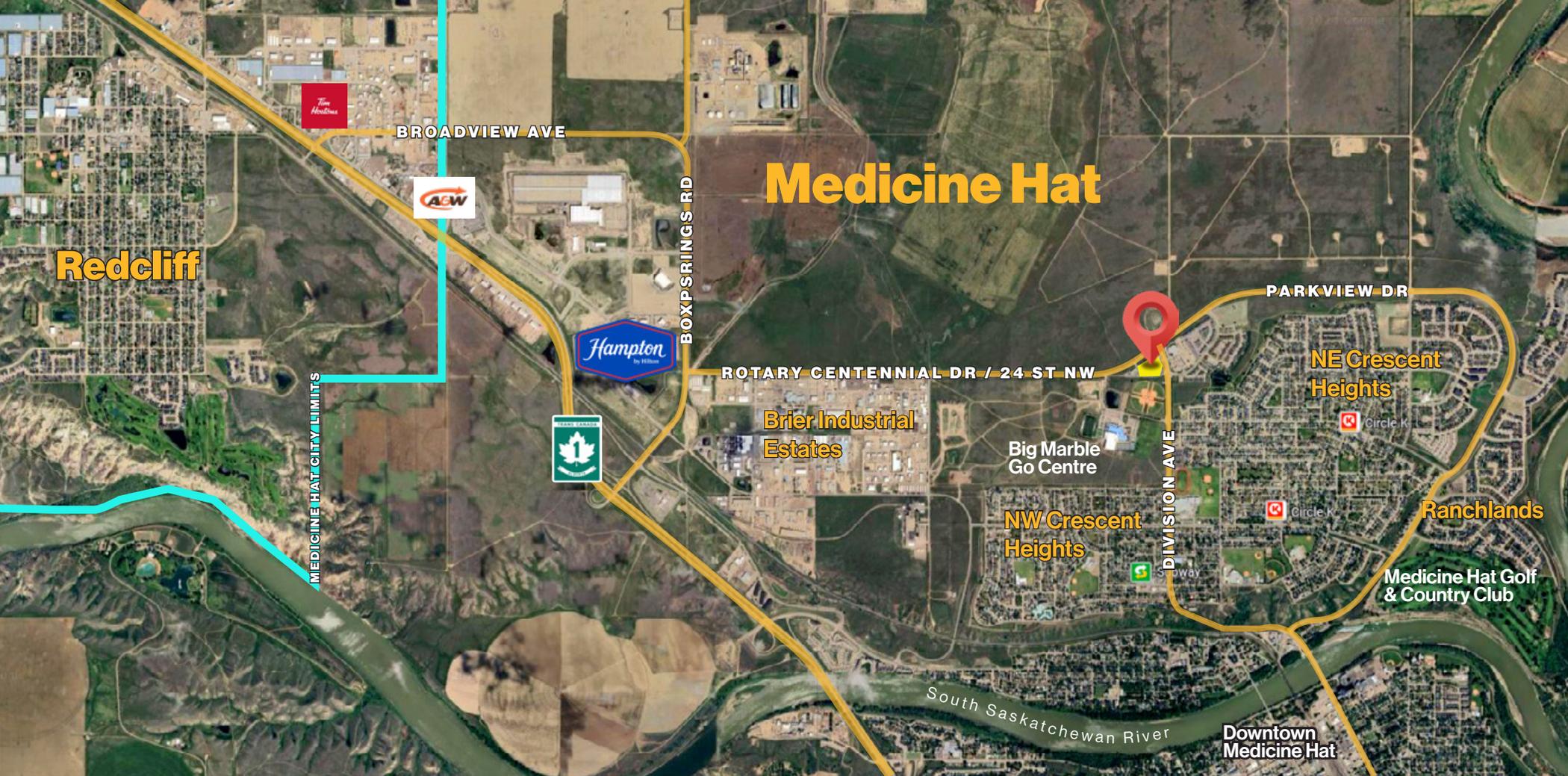


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Medicine Hat

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

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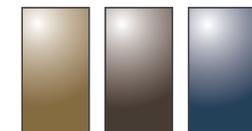
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Thank you for your Interest



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