

BUSY LOCATION

Gaetz Plaza

2067 Gaetz Avenue East, Red Deer, AB

FOR LEASE

| Unit | Net Rate | Op Costs |
|--------|-----------------|------------|
| Unit A | 3,700 SF Market | \$9.74 PSF |

Available: Immediately

Signage: Pylon signage available

- ▶ Prime South Red Deer Retail
- ▶ Pylon signage offers tremendous exposure along Red Deer's most prominent retail corridor
- ▶ Situated directly across from the primary entrance to Southpointe Common (home to Home Depot, Walmart and London Drugs)
- ▶ Facade renovation complete!
- ▶ Access directly from Gaetz Avenue



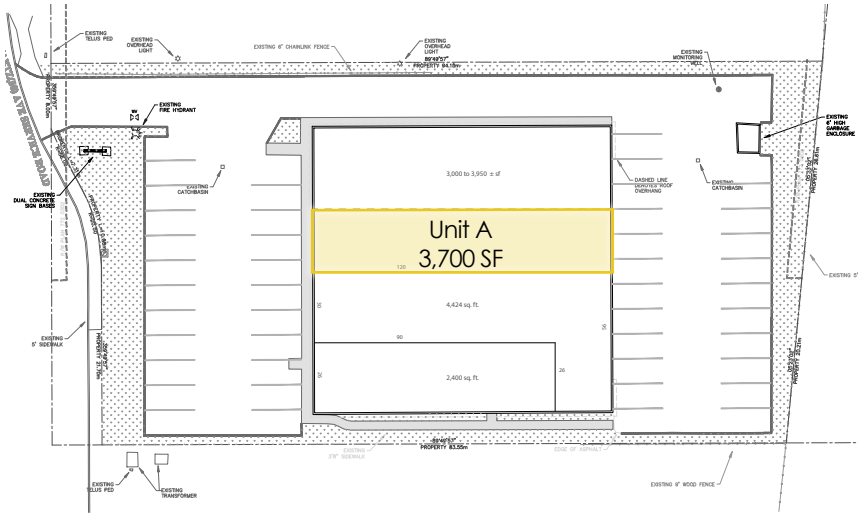
STREET VIEW

Blackstone
 Unit A210, 9705 Horton Road SW,
 Calgary, Alberta, T2V 2X5
 P (403) 214-2344
www.blackstonecommercial.com

For Leasing or Sales Information Or An On-Site Tour Please Contact
 Mahmud Rahman | P (403) 930-8651 | mrahman@BlackstoneCommercial.com
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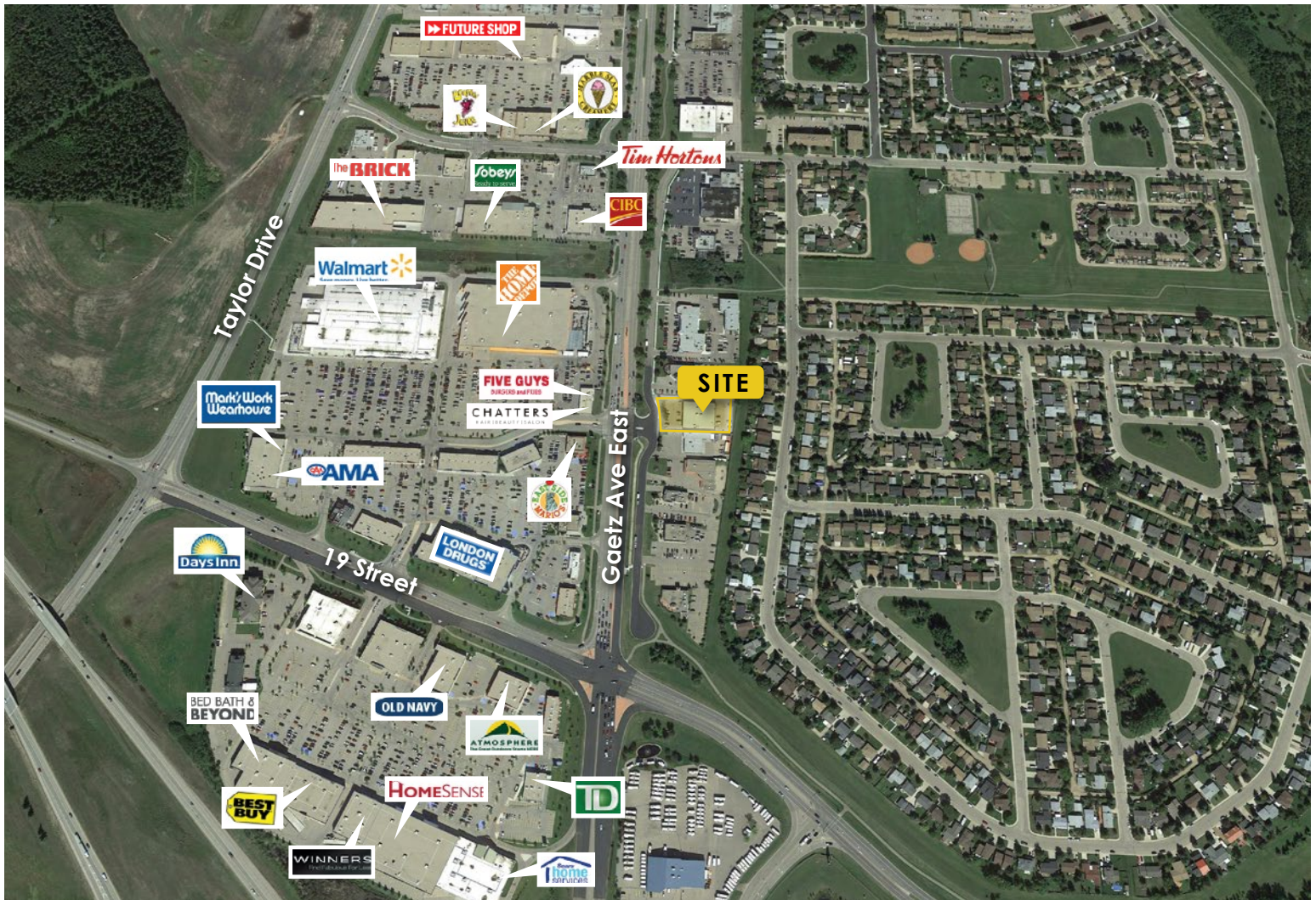
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Demographics

| | | |
|--|-----------|-----------|
| Population | 3 KM | Red Deer |
| 2022 estimate | 25,753 | 108,811 |
| 2025 projection | 27,142 | 115,324 |
| Median age | 40.0 | 38.5 |
| Average Households | | |
| 2022 | 10,644 | 43,347 |
| Persons per | 2.4 | 2.5 |
| Household Income | | |
| Average | \$120,946 | \$112,771 |
| Median | \$86,474 | \$85,078 |
| Daily Traffic Count | | |
| Queen Elizabeth II Hwy / Township Rd 381A NW | | 42,020 |
| NB Gaetz Ave. East at 50th Ave | | 9,036 |
| SB 50th Ave near 22nd Street | | 9,868 |



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