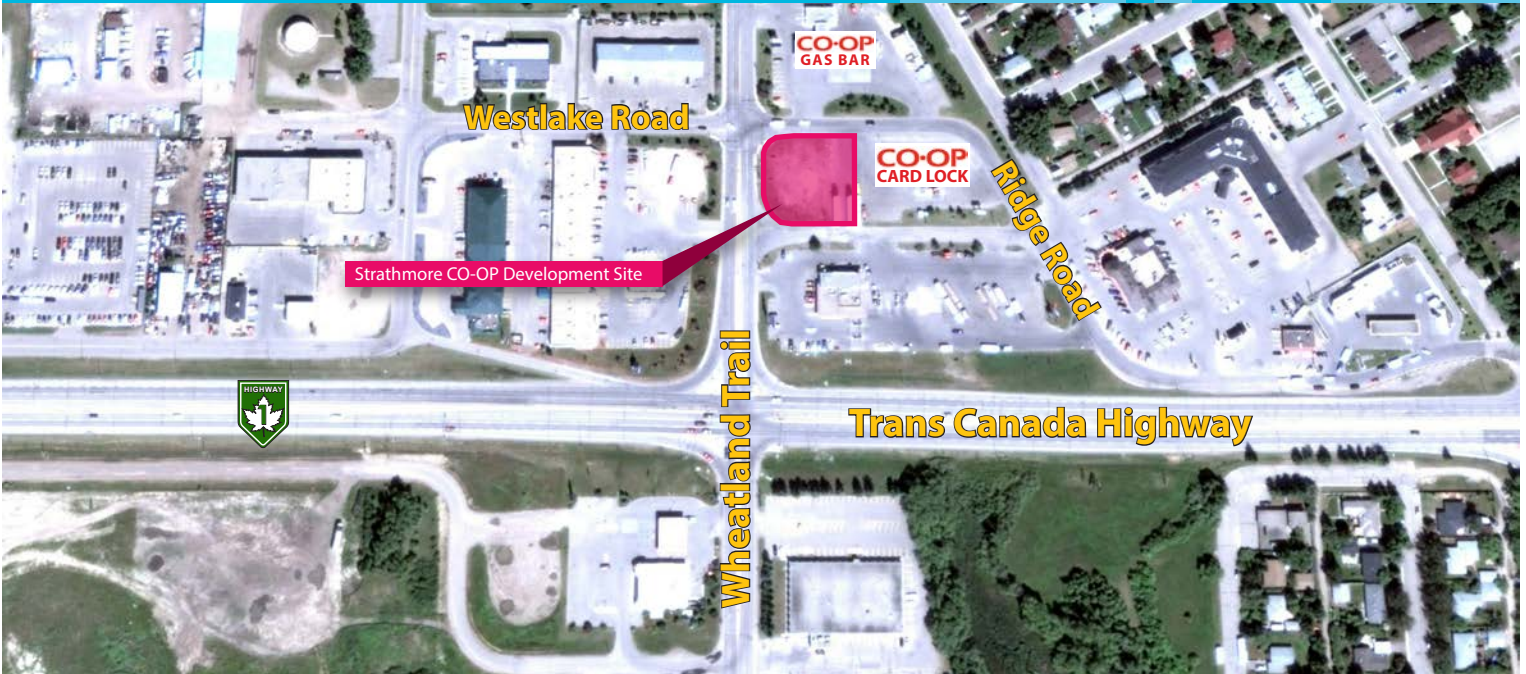




Retail For Lease

STRATHMORE CO-OP DEVELOPMENT SITE



715 Wheatland Trail, STRATHMORE, AB

PARTICULARS

| | |
|------------|----------------------|
| Available: | 8,134 SF (Demisable) |
| Rates: | Market |
| Op Costs: | TBD |
| Timing: | Q1 2018 |
| Term: | 5 - 10 years |

HIGHLIGHTS

- Strathmore Co-op cardlock development site which includes the addition of approximately 8,100 sf of retail space
- This site is located at the southeast corner of Wheatland Trail and Ridge Road
- Within close proximity to the Trans Canada Hwy which services over 14,000 vehicles per day
- Adjacent to Country Lane Mall, home to numerous tenants including A&W, Herbal Magic, and the co-operators

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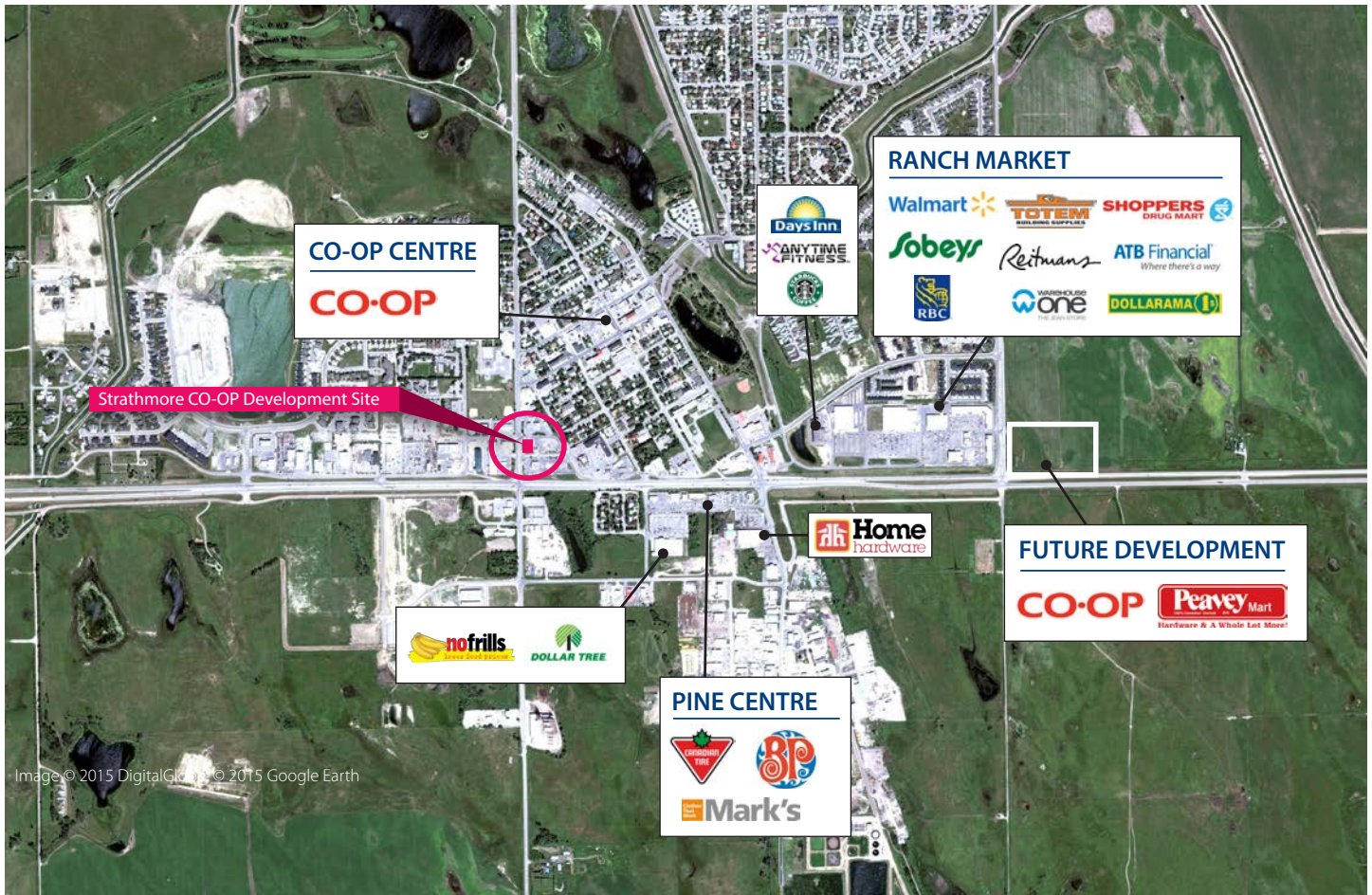


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Strathmore is located along the Trans-Canada Highway in southern Alberta, Canada within Wheatland County. It is approximately 52.7 kilometres east of the City of Calgary with convenient access to the picturesque Bow River. At its current population of 14,377, Strathmore is one of the largest towns in the province and is eligible for city status. While agricultural developments cover large areas of the surrounding area, Strathmore provides its residents with the benefits of country living, town services and easy access to large city facilities while residing in an area combining heritage and modern amenities. Over the past three years, the town has seen a major growth in commercial development, with many franchise restaurants and a few big-box chain stores opening in the community.



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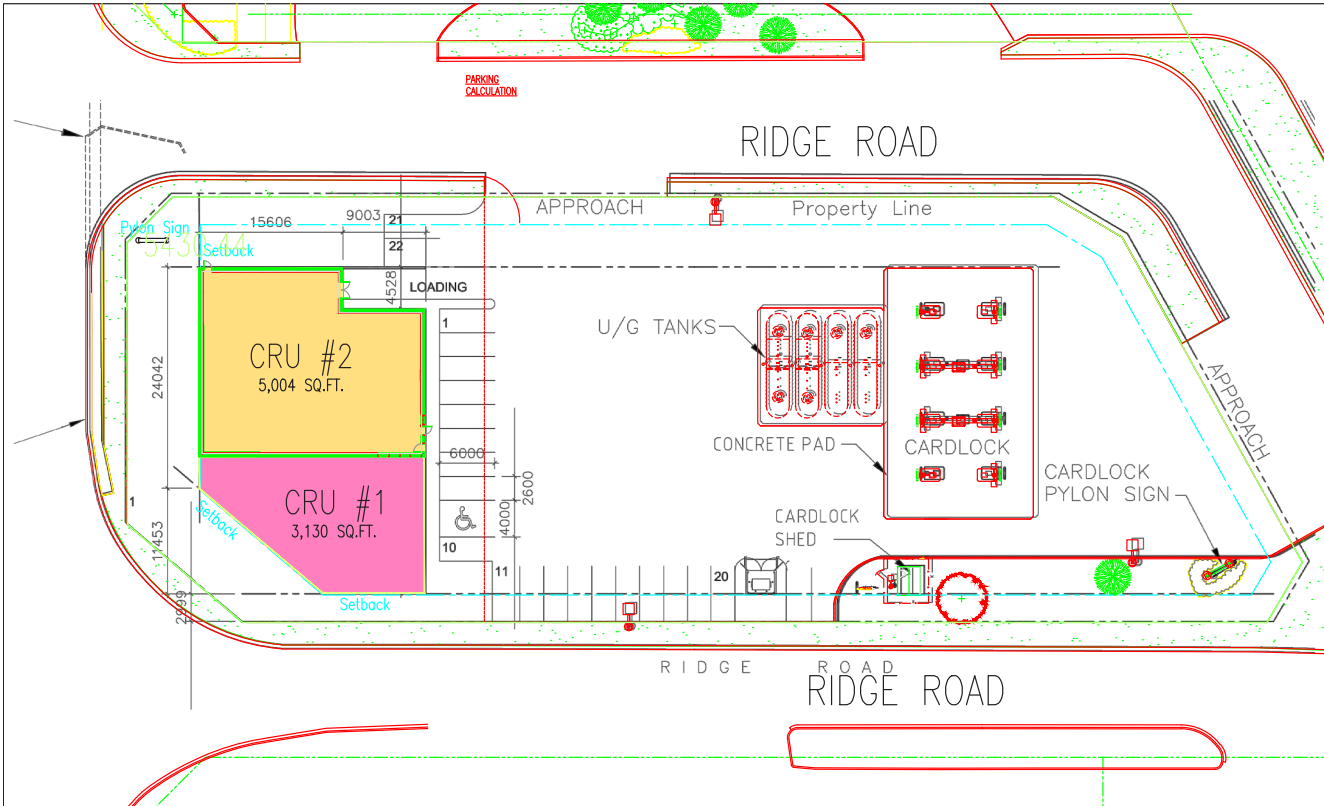
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SITE PLAN - 5,004 SF & 3,130 SF Available



TRADE AREA DEMOGRAPHICS

Within 3 km



10,739
2015 POPULATION



4,211
2015 HOUSEHOLDS



10,428
2015 DAYTIME
POPULATION



\$96,916
AVERAGE HOUSEHOLD
INCOME

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