

**AVISON
YOUNG**



Retail For Lease
SW Corner of Hwy 21 & Hwy 15
Fort Saskatchewan



SouthPointe

Join Goodlife Fitness, Home Depot, Shoppers Drug Mart, Winners and Petland in this 34 acre regional shopping centre located in the centre of Alberta's Industrial Heartland. New phase with anchor and mid-box opportunities.

Get more information

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Retail opportunities

SouthPointe is located at the southwest corner of Highway 21 and Highway 15, the most heavily traveled intersection in Fort Saskatchewan, with combined traffic counts of above 35,000 vehicles per day (2018).

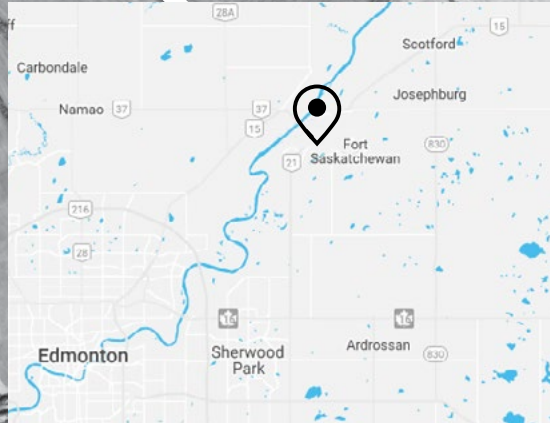
Join Home Depot, Shoppers Drug Mart, Starbucks, Original Joe's, Winners, DynaLife DX, GoodLife Fitness and others.

Tenants in the immediate area include No Frills, Wal-Mart, Canadian Tire, Safeway with a total combined retail drawing power of over 380,000 square feet.



1,200 sf -
35,000 sf
Available







\$143,404
Average Household income 4th highest in Alberta



65,000
Primary Trade Area (within 5km radius)



3,462 VPD
Vehicles per day along Southfort Drive (2021)

35,080 VPD
Intersection of Highway 15 and Highway 21 (2019)

OPTIMAL LOCATION

New large and small format opportunities available in this 34 acre power centre anchored by Home Depot, Shoppers Drug Mart, GoodLife Fitness and Winners.

The City of Fort Saskatchewan has a population of 27,088 people (2021 census), a 12% increase since 2016, and a primary trade area of in excess of 65,000 people (total trade area spending of \$558 million).

Fort Saskatchewan is located in the centre of the Alberta's Industrial Heartland. SouthPointe is located adjacent to the Fort Saskatchewan Community Hospital, providing acute care.

 Major Transit Route along Southfort Drive

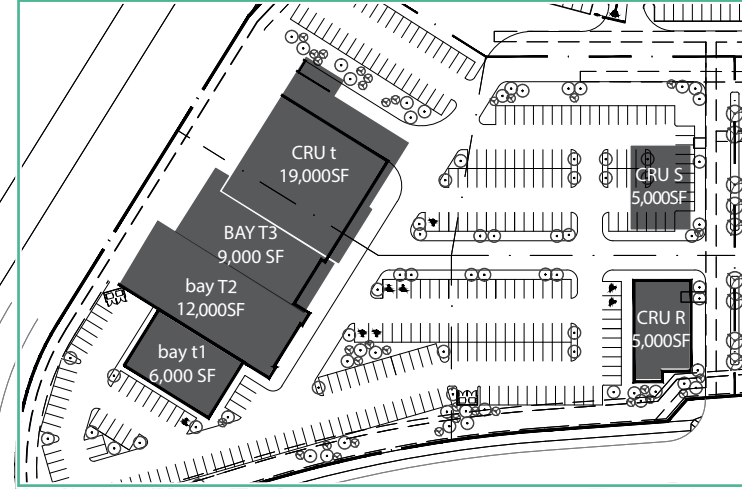
- 1 Freson Bros. Shoppers Drug Mart Anytime Fitness
- 2 Sawmill
- 3 Fort Saskatchewan Community Hospital
- 4 Safeway Canadian Tire Boston Pizza Staples
- 5 Walmart
- 6 Kanata Inn's



Property highlights

- Available
- In Negotiations
- Pending
- Leased
- Future

AREA F - FUTURE DEVELOPMENT



Available

10 **1,501 SF**
Op. Costs: \$16.00 (estimated)
Timing: Immediate

15 
Construction starting Spring 2023

19 **1,200 - 4,150 SF**
Op. Costs: \$16.00 (estimated)
Timing: Spring 2024
Drive-through pad

20 **1,200 - 10,500 SF**
Op. Costs: \$16.00 (estimated)
Timing: Spring 2024
Potential drive-through, small CRU and restaurant with endcap patio.

F **1,200 - 35,000 SF**
Various future opportunities for CRU, pad, and midbox.

- | | | |
|---|---|---|
| 1 Home Depot | 11 Dominos
Fort Dental
DynaLIFE
Original Joe's | 14 Daycare
Oodle Noodle
PrimeTime Donair
Dickey's BBQ
Marble Slab
Pita Pit |
| 2 CO-OP Gas Bar & Car Wash | 12 Starbucks
WokBox
H&R Block
MuchoBurrrito
The Bone & Biscuit | 15 Valvoline |
| 3 GoodLife Fitness | 13 Kings Liquor
Chopped Leaf
Cobs Bread
Great Clips
Little Caesars
Supplement King | 16 Scotia Bank |
| 4 KalTire | | 17 Popeyes Louisiana Kitchen |
| 5 Winners | | 18 Lustrly Nails |
| 6 Petland | | 19 FUTURE DRIVE-THRU
1,200 - 4,150 SF |
| 7 Sleep Country | | 20 FUTURE CRU 1,200 - 4,000 SF |
| 8 Shoppers Drug Mart | | |
| 9 Walk-In Medical Clinic | | |
| 10 MIC
Q-Nails
AVAILABLE 1,501 SF
Active PhysioWorks | | |



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