

# FOR LEASE

5015 - 50 Street, Ponoka, Alberta



## Ponoka Plaza

Up to 5,186 SF of retail space available

- Located in the heart of Ponoka's Town Centre at 50th Street and 50th Avenue.
- Home to several prominent national retailers, creating a daily needs destination hub.
- Great storefront visibility to 50th Street.
- Ample parking with 2 parking lots, plus angled store front parking.



# Property Summary

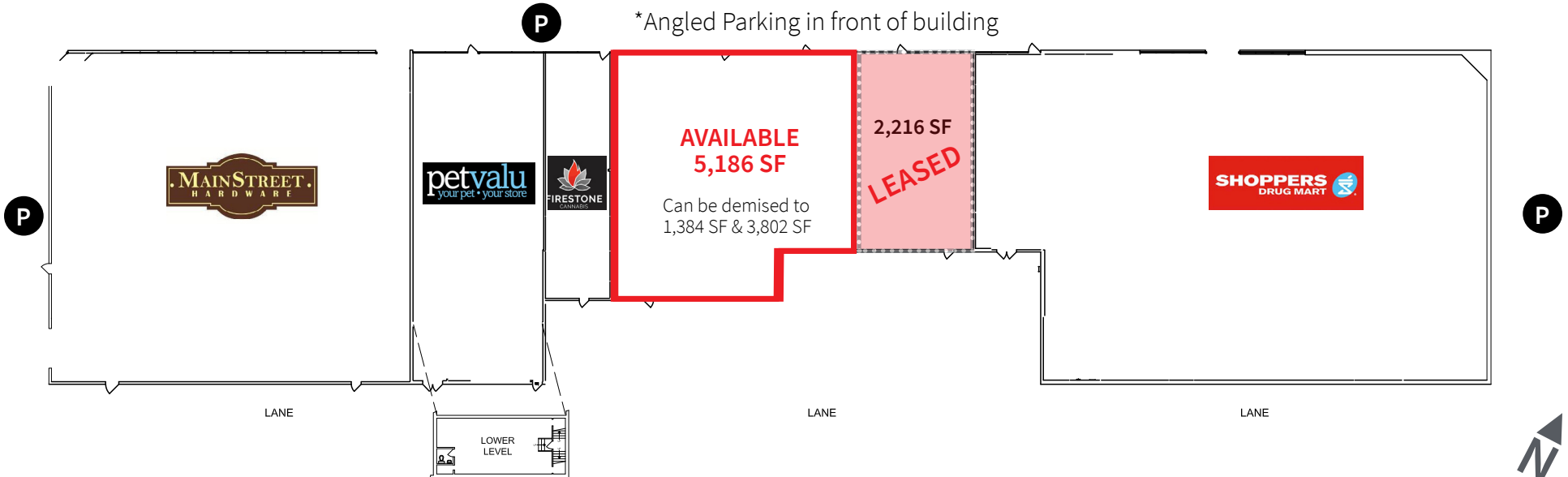
<b>Available Space</b>	5,186 SF Can be demised to 1,384 SF & 3,802 SF
<b>Rental Rate</b>	Market Rates
<b>Additional Rent 2024 PSF.</b>	Operating Costs: \$3.33 Tax: \$2.03 Total CAM: \$5.41 (excludes electricity)
<b>Parking</b>	Surface



# Site Plan

50th Street

\*Angled Parking in front of building







## Town of Ponoka Demographics (CSD)

<b>Total Population</b>	7,666	<b>Daytime Population at Work</b>	5,781
<b>Growth Rate (2015-2020)</b>	4%	<b>Total Households</b>	3,217
<b>Growth Rate (2020-2025)</b>	5%	<b>Average Household Size</b>	2.3
<b>Daytime Population (Total)</b>	9,398	<b>Average Household Income</b>	\$98,015





## Contact us

### Ron Odagaki

Associate Vice President, Retail  
1 403 456 3245  
ron.odagaki@jll.com

### Lauren Yanick

Associate, Retail  
1 403 456 3136  
lauren.yanick@jll.com

### JLL Calgary

Bankers Hall East  
Suite 3900, 855 2nd Street SW  
Calgary, AB



DISCLAIMER: Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.