

Red Deer Retail



Arlyn Stoik
Principal
+1 780 429 7552
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Associate
+1 780 702 0692
ahc@avisonyoung.com

Siv Lalli
Senior Associate
+1 780 803 9000
siv.lalli@avisonyoung.com

avisonyoung.com



Red Deer Retail

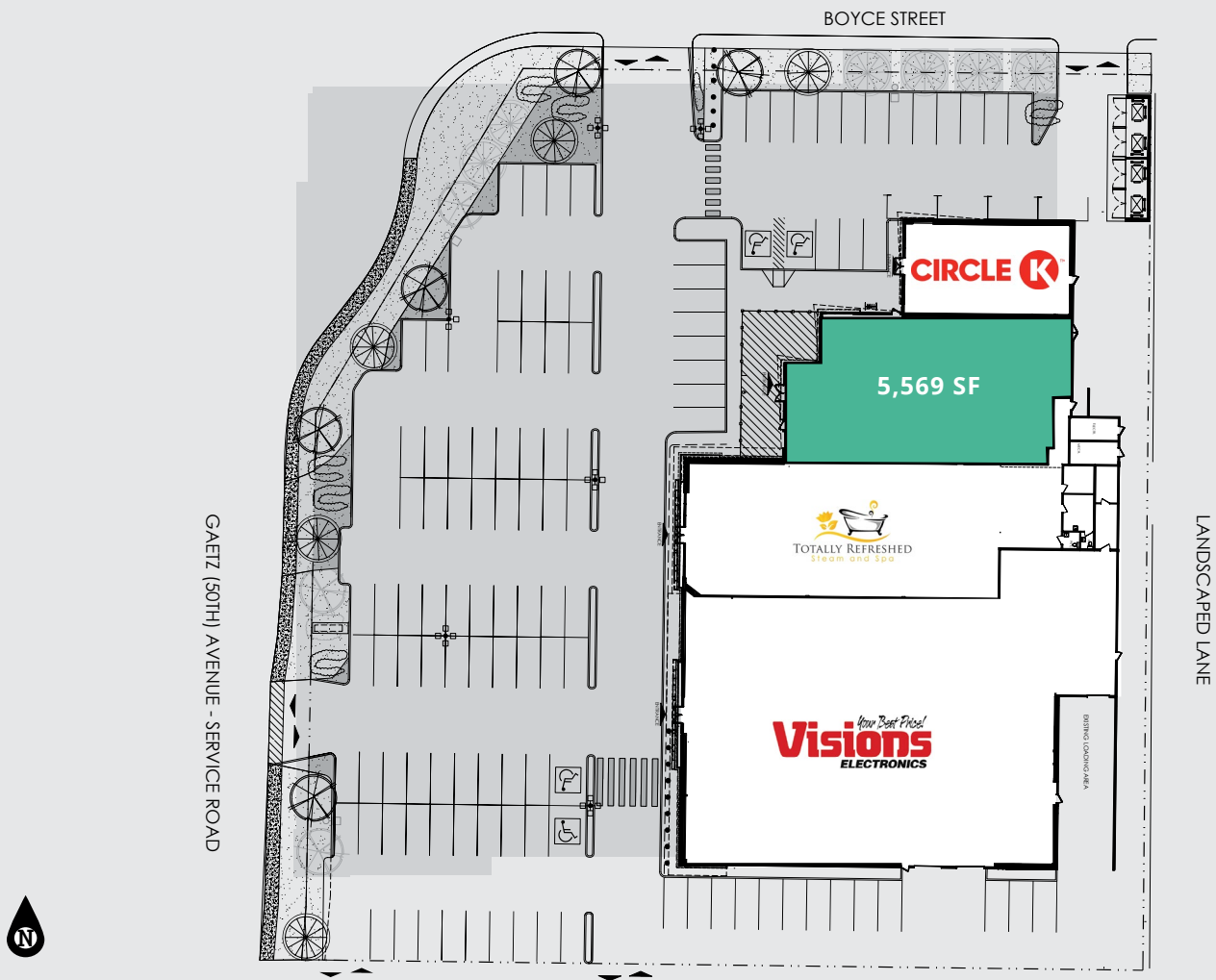
 2119 50 Avenue, Red Deer, AB

**5,569 SF vacancy
along major arterial**



Highlights

- Located on major arterial, Gaetz Avenue with easy access to Highway 2
- Centrally located in Red Deer's major retail node, in close proximity to Walmart, Home Depot, Sobeys, The Brick, Indigo, Ashley Homestore, Michaels and Petland as well as Bower Place Mall
- Site tenants include: Visions Electronics, Circle K and Totally Refreshed Steam and Spa. Located adjacent to Earls Kitchen&Bar
- Premises has west-facing patio potential



Lease Rate

Market

Area Available

5,569 SF

Site Size

2.1 Acres

Zoning

C4 - Commercial
(Major Arterial) District

Timing

Immediately

Trade Area Demographics (5km)



Population
73,375



Median age
39.2



Daytime population
70,464



Average household income
\$118,491

**AVISON
YOUNG**