

1,908 sf

Unit 3202 (Drive-Thru)



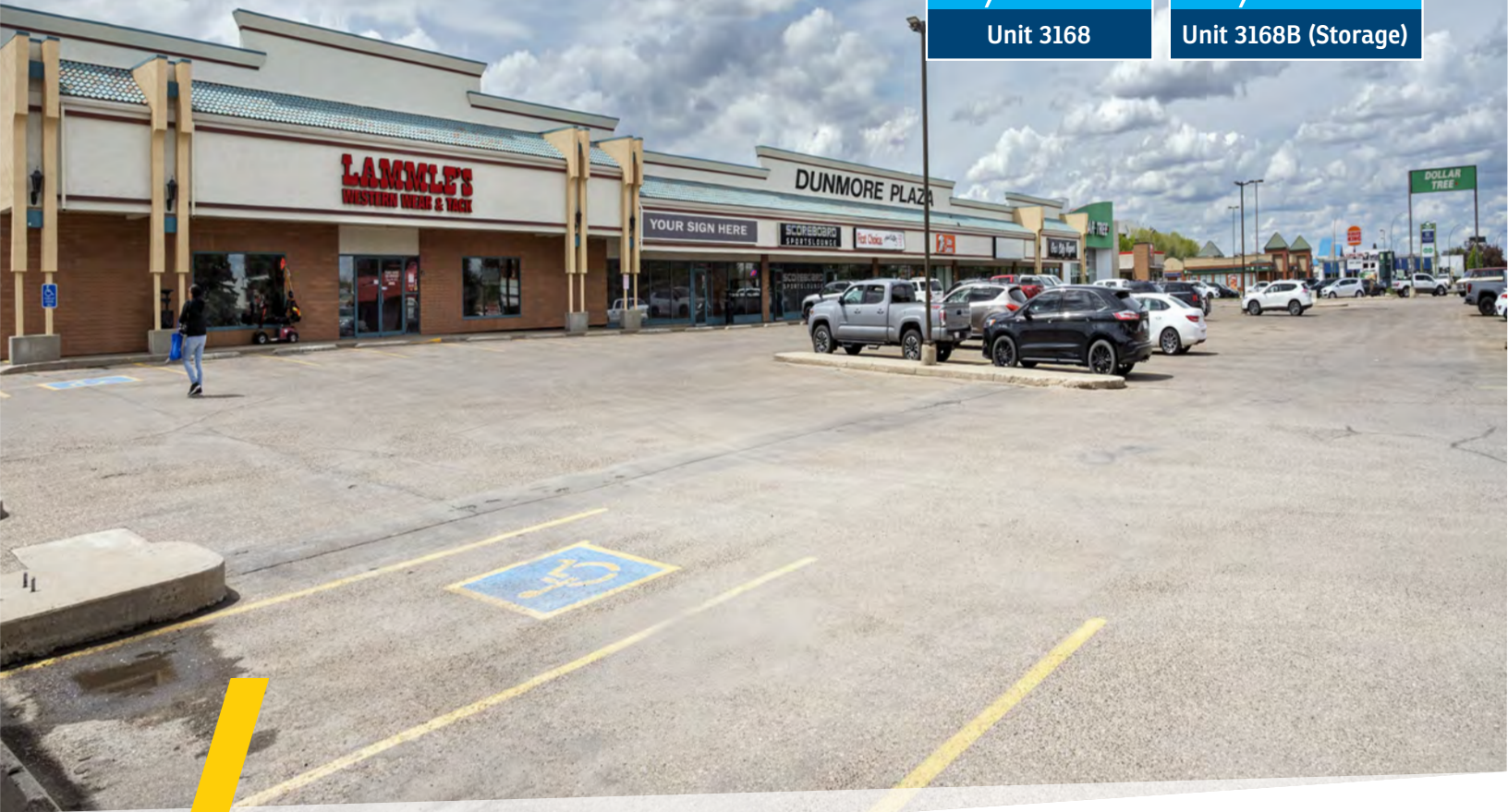
5,524 sf

3,978 sf

Unit 3168

1,546 sf

Unit 3168B (Storage)

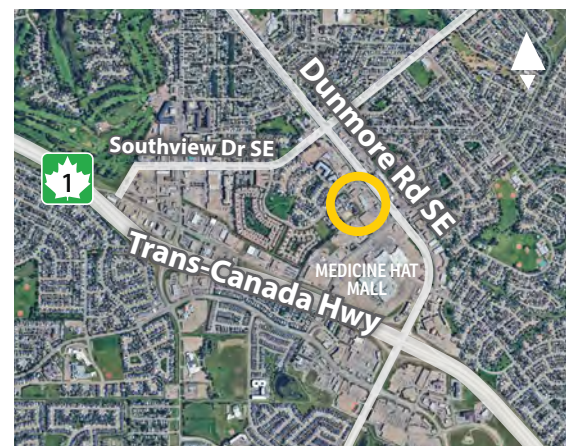


RETAIL SPACE FOR LEASE

Dunmore Plaza

3158-3202 Dunmore Road SE, Medicine Hat

- » In the heart of Medicine Hat's commercial hub.
- » Great visibility from Dunmore Road.
- » Ample parking.



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



AREA DEMOGRAPHICS

(3 km radius)



Population
35,709



Median Age
41.7



Average Household Income **\$101,240**

Current Consumption / Household



\$12,985
FOOD



\$5,737
HEALTH CARE



\$4,156
RECREATION



\$1,825
PERSONAL CARE



\$3,600
LIQUOR/TOBACCO



\$2,610
CLOTHING

Source: Statistics Canada

- » Well-established and well-maintained retail plaza next to Dollar Tree and Sport Chek.
- » Excellent location along major arterial, Dunmore Road, and benefits from great accessibility.
- » Its proximity to residential communities positions the property as a central hub for daily necessities, attracting a steady flow of foot traffic.

LEASE INFORMATION

MUNICIPAL ADDRESS:

3158-3202 Dunmore Road SE, Medicine Hat

ZONING: MU - Mixed Use

AVAILABLE FOR LEASE:

- 1,908 sq. ft. – Unit 3202 (Drive-Thru)

- Former Quick Cash Service
- Available immediately

- 3,978 sq. ft. – Unit 3168

- Available on 30-day notice

- 1,546 sq. ft. – Unit 3168B (Storage)

- Available immediately

5,524 sq. ft.

~~3,357 sq. ft. – Unit 3192~~

LEASED

~~2,009 sq. ft. – Unit 3196A (Storage)~~

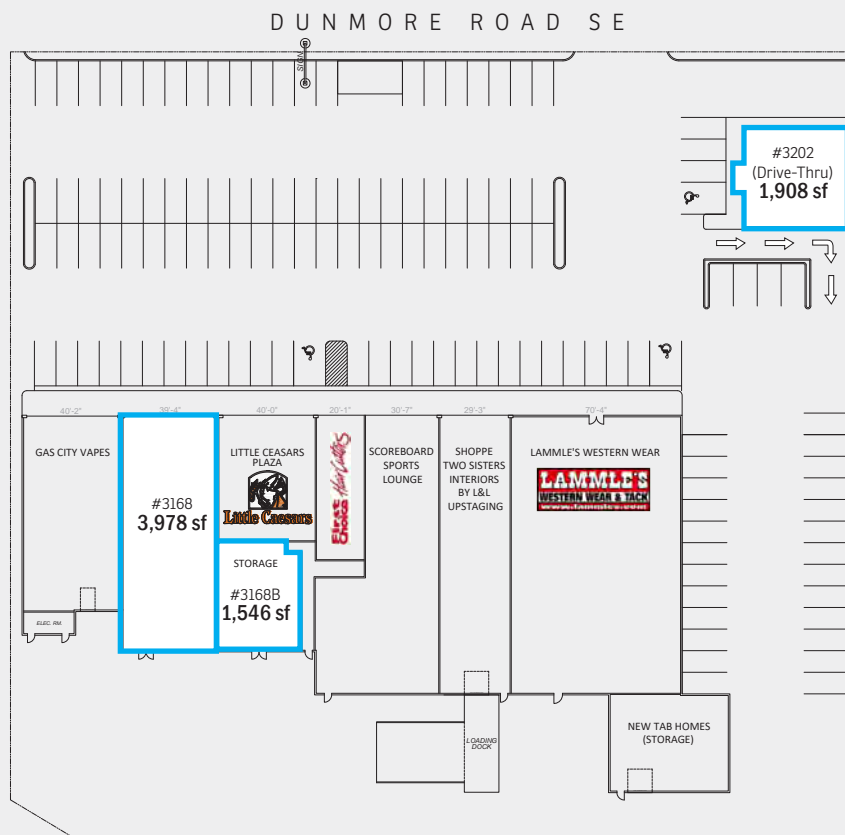
LEASED

PARKING: 131 surface stalls

PYLON SIGNAGE: Available at market rate

OP. COSTS AND TAXES: \$13.07 per sq. ft.

NET RENT: Market



Prominent pylon signage and ample surface parking

3202 (DRIVE-THRU)
1,908 SQ.FT.



UNIT 3168
3,978 SQ.FT.



3168B (STORAGE)
1,546 SQ.FT.



3196A (STORAGE)
2,009 SQ.FT.



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