

| BOWDEN RETAIL |

3 HERITAGE DRIVE | BOWDEN | AB
LAND FOR LEASE



+ / - 1 ACRE AVAILABLE
FOR LAND LEASE

- High exposure site located adjacent to the QEII highway connecting Edmonton to Calgary which sees traffic from over 27,000 vehicles per day
- Easily accessible gas-anchored site captures daily commuter traffic along with the residents in Bowden
- Join Chevron, A&W, Shell, Tim Hortons and Barburrito on Heritage Drive

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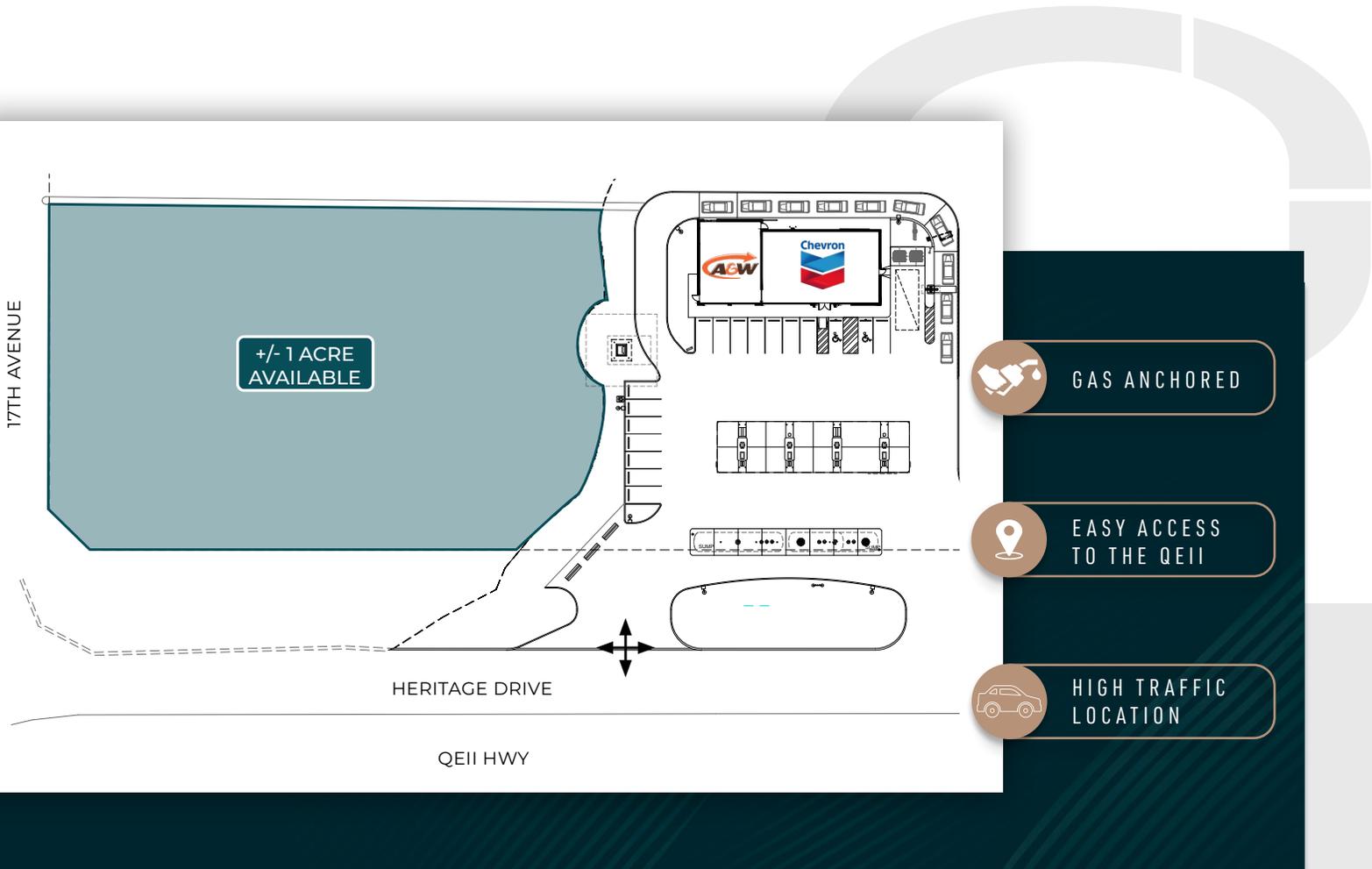
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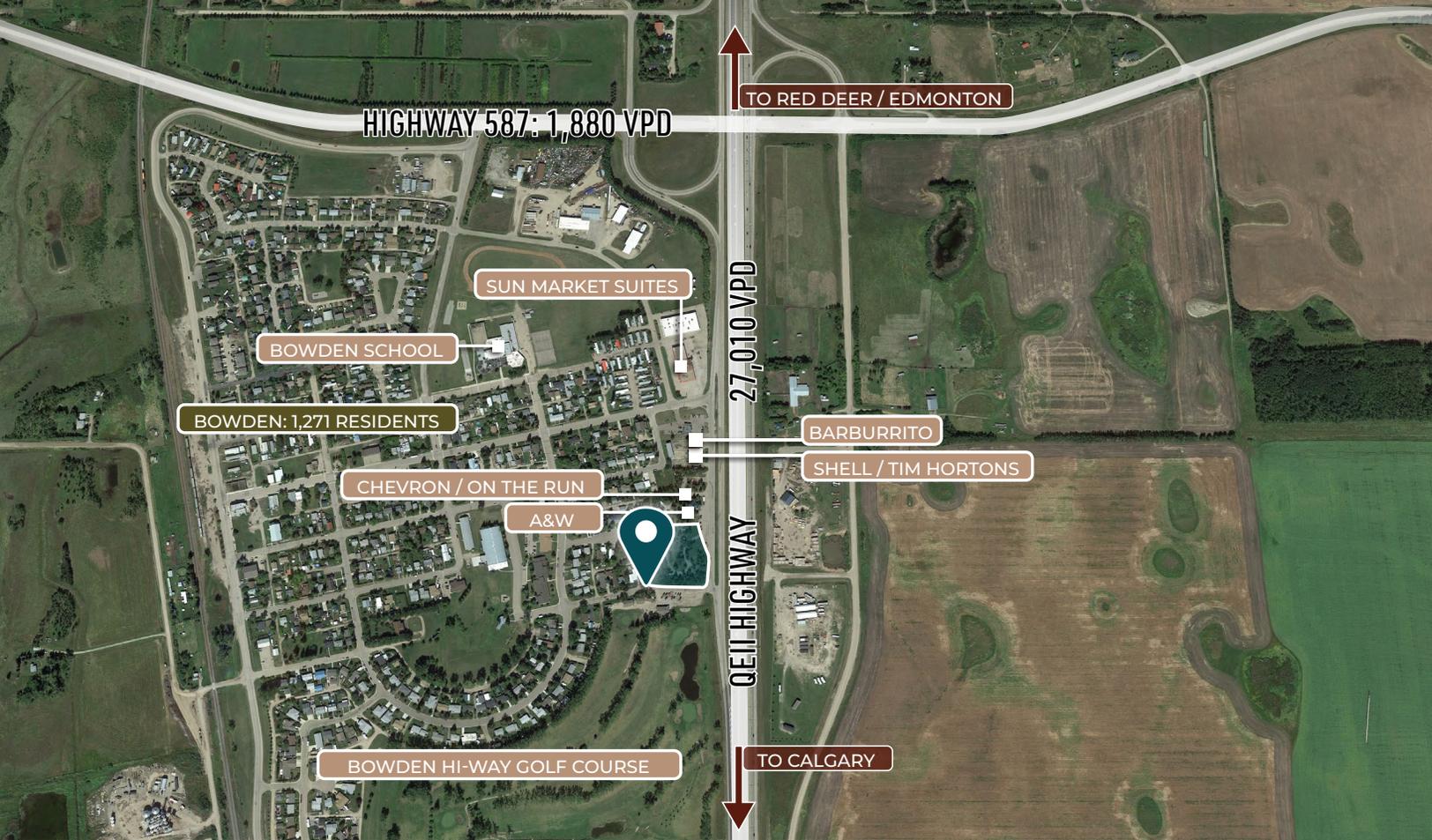
PROPERTY FEATURES

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Vacancy	+/- 1 acre
Available	Immediately
Municipal	3 Heritage Drive, Bowden, AB
Legal	Plan 1910204, Block 21, Lot 4
Zoning	C2 – Highway Commercial District
Basic Rent	Negotiable

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+/- 1 ACRE GAS ANCHORED LAND AVAILABLE



MARKET INSIGHT

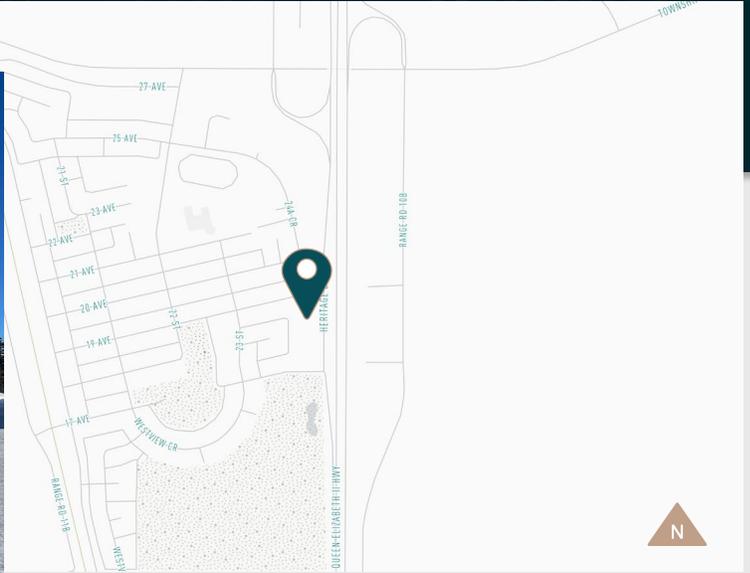
The Property is located in the town of Bowden, with direct exposure to the Queen Elizabeth II Highway. Bowden is situated south of Red Deer, and sees over 27,000 vehicles per day on the highway. The site is surrounded by other national retailers such as Chevron, On The Run, Shell, Tim Hortons and Barburrito.

The +/- 1 acre land parcel can accommodate a wide variety of uses with flexible deal structures available. C2 - Commercial Highway zoning allows for a multitude of uses including QSR restaurants, personal services, general retail, and more. The site's ideal positioning represents a prime opportunity to capitalize on one of the remaining commercial parcels in Bowden with dominant exposure to the highway and strong drive thru traffic along Heritage Drive.



IDEALLY SITUATED

3 HERITAGE DRIVE | BOWDEN | AB



+

27,010 VPD ON QEII

DEMOGRAPHICS (2KM RADIUS)

[POPULATION]

1,177 residents

3.8 % projected growth (2022-2027)

[TRAFFIC]

27,010 VPD on QEII

1,880 VPD on Highway 587

[INCOME]

Average household income of \$85,094

30.1 % of households earn \$60,000 to \$100,000

27.6 % of households earn more than \$100,000

[AGE]

0-19 yrs = 25.8%

20-39 yrs = 22.8%

40-59 yrs = 23.9%

60+ yrs = 27.4%

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