

**AVISON
YOUNG**



Crombie

9,596 SF Available for Lease
Okotoks, AB

Big Rock Lane



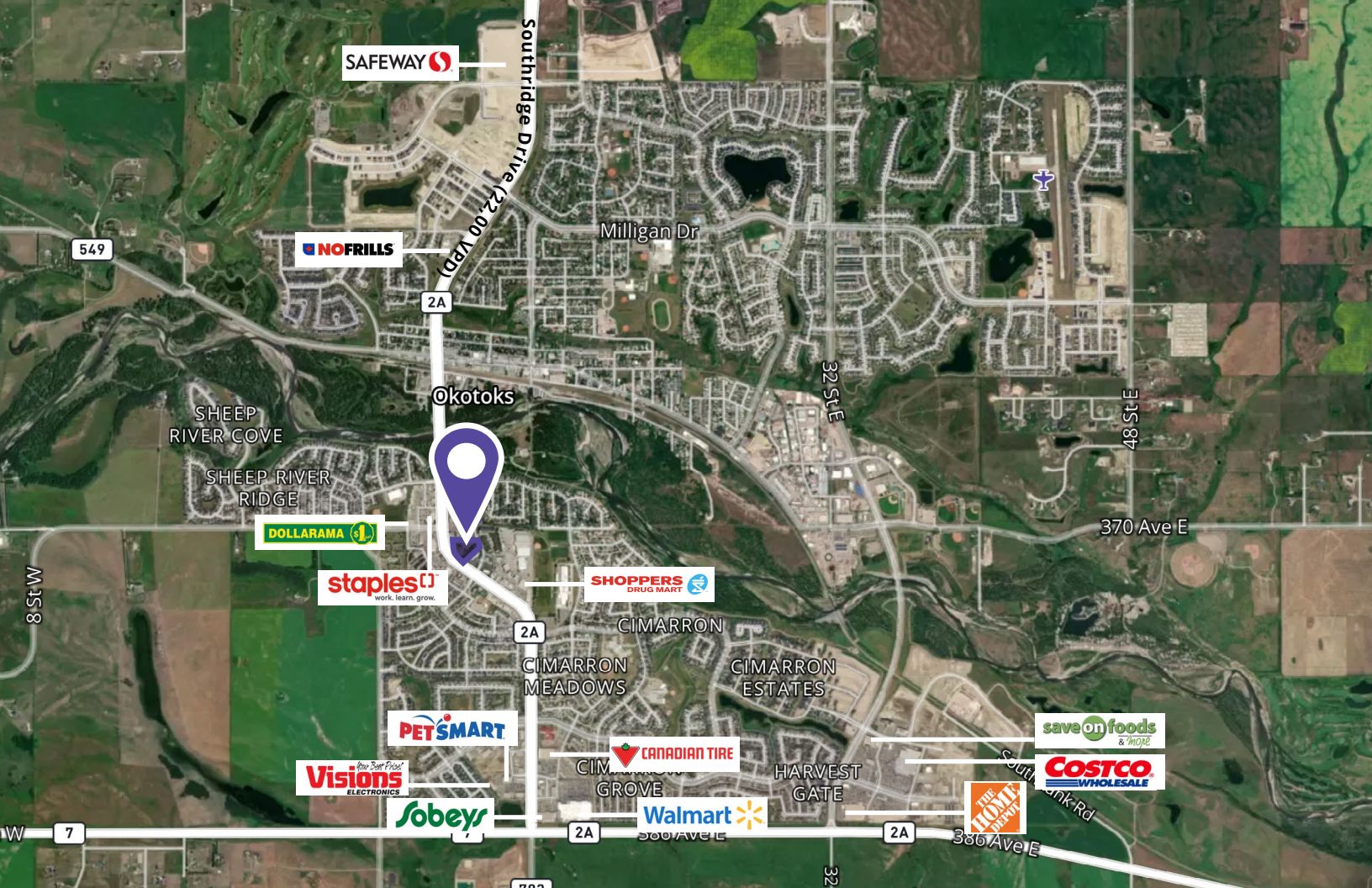
Conversion to FreshCo
currently underway

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

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

Alison Hansen-Carlson
Associate
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

avisonyoung.com



Big Rock Lane

 610 Big Rock Lane, Okotoks, AB

9,596 SF vacancy adjacent to FreshCo



About Okotoks:

- Okotoks is the fourth fastest growing community in Southern Alberta (4.8% population increase from 2016 to 2021) behind Canmore, Lethbridge, and High River
- Okotoks provides access to a trade area of 250,000 residents across Southern Alberta, which is driven by connectivity to Highway 2 (the second busiest highway in the province)
- Highway 2A intersects Okotoks which ensures access to 30,000 commuters per day
- Okotoks is home to a diverse, skilled, and young workforce where employment is driven by the construction, healthcare, and professional services sectors



Lease Rate	Market
Area Available	9,596 SF
Site Size	3.85 acres
Zoning	General Commercial District (GC)
Loading	Dock (2)
Timing	Fall 2023

Immediate Trade Area Demographics



Population
70,000



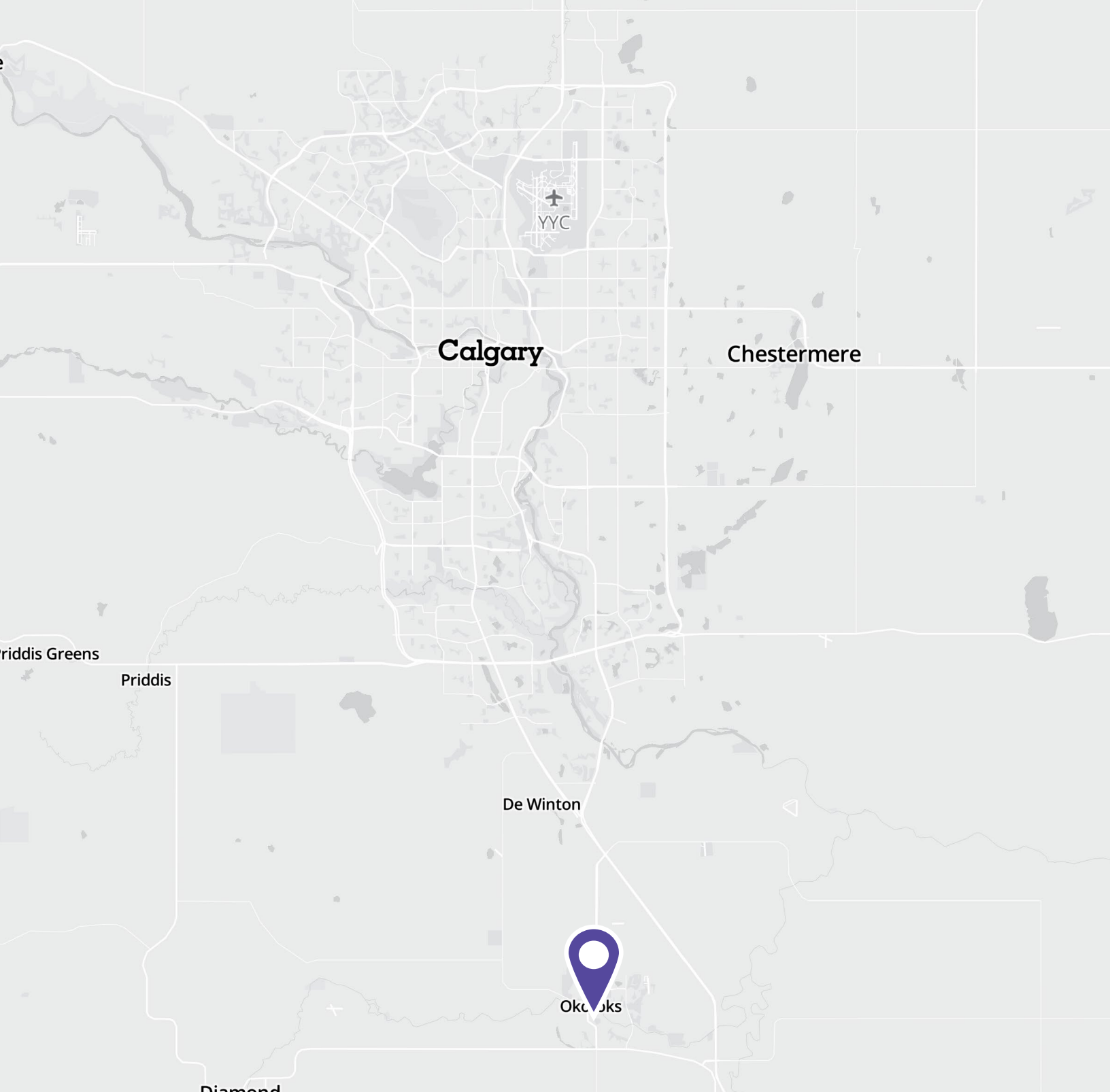
Median age
41.8



Vehicles per day
22,000 (Southridge Drive)



Average household income
\$143,482



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Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850

