

3,978 sf

Unit 3168

1,546 sf

Unit 3168B (Storage)

5,524 sf

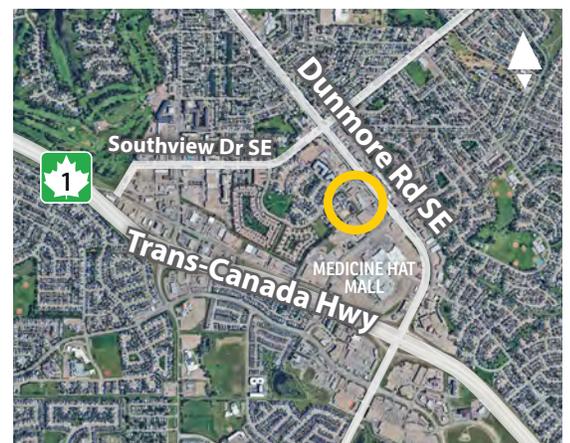


RETAIL SPACE FOR LEASE

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.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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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:

- 3,978 sq. ft. – Unit 3168
 - 1,546 sq. ft. – Unit 3168B (Storage)
- 5,524 sq. ft.

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

~~3,357 sq. ft. – Unit 3192 LEASED~~

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

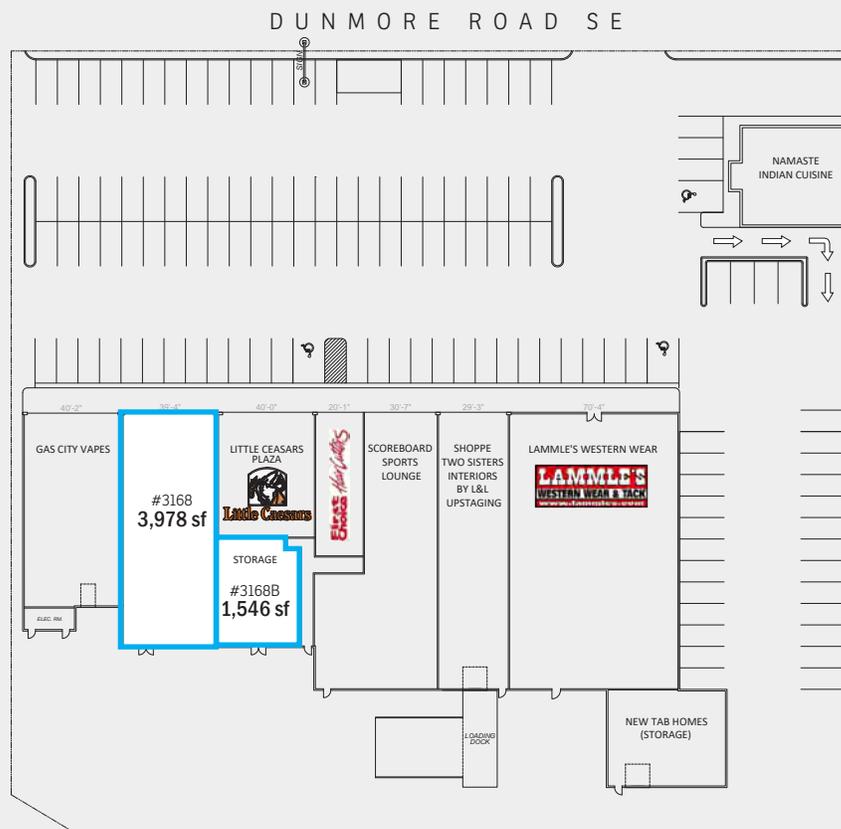
AVAILABILITY: Immediate

PARKING: 131 surface stalls

PYLON SIGNAGE: Available at market rate

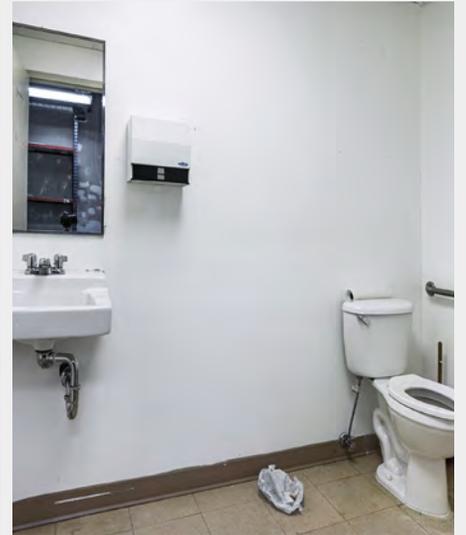
OP. COSTS AND TAXES: \$12.75 psf (est., 2026)

NET RENT: Market

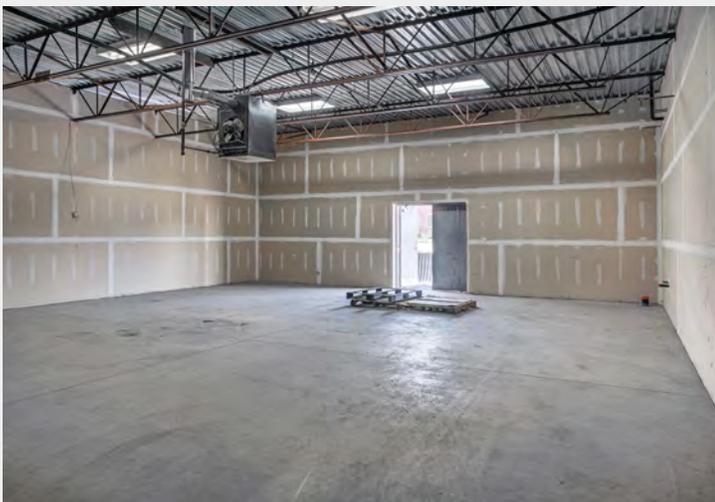


Prominent pylon signage and ample surface parking

UNIT 3168
3,978 SQ.FT.



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



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



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



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