



1,832 sf
Unit 97 **C/L**

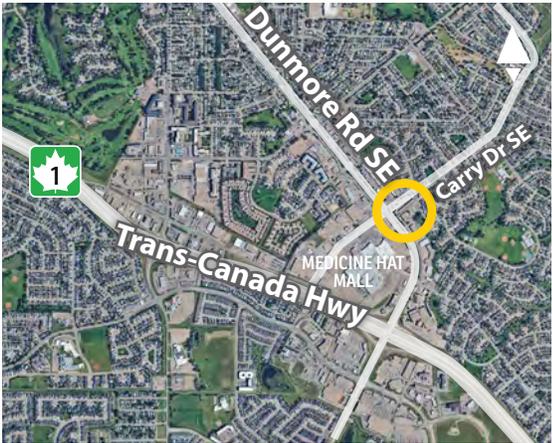
4,188 sf
Unit 101

RETAIL SPACE FOR LEASE

Carry Drive Plaza

93-135 Carry Drive 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

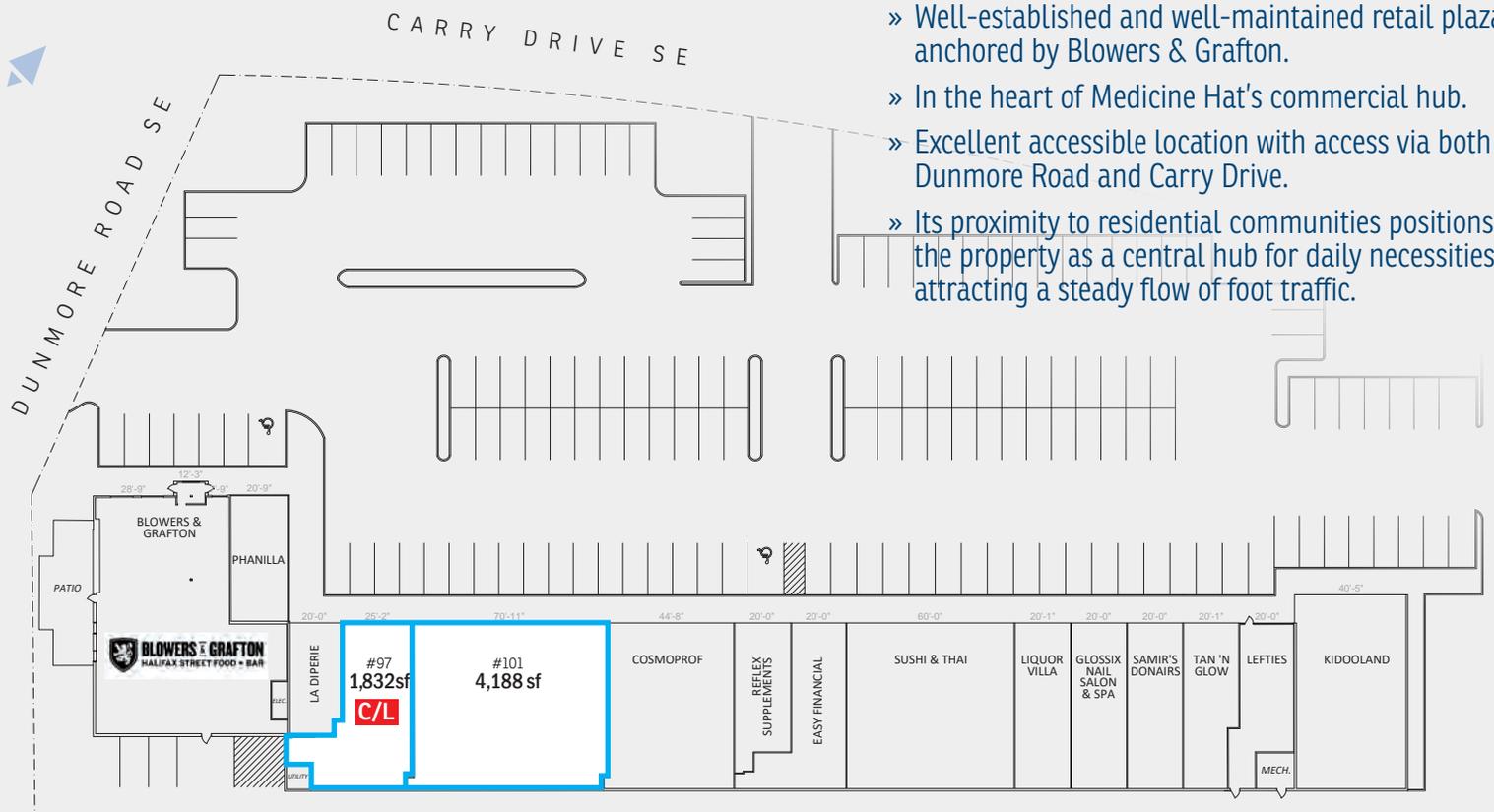


\$3,600
LIQUOR/TOBACCO



\$2,610
CLOTHING

Source: Statistics Canada



- » Well-established and well-maintained retail plaza anchored by Blowers & Grafton.
- » In the heart of Medicine Hat's commercial hub.
- » Excellent accessible location with access via both Dunmore Road and Carry Drive.
- » 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:
93-135 Carry Drive SE, Medicine Hat

ZONING: MU - Mixed Use

AVAILABLE FOR LEASE:
1,832 sq. ft. – Unit 97 **C/L**
4,188 sq. ft. – Unit 101
• Demisable

~~2,817 sq. ft. – Unit 135 – LEASED~~

AVAILABILITY: Immediate

PARKING: 148 surface stalls

PYLON SIGNAGE:
Available at market rate

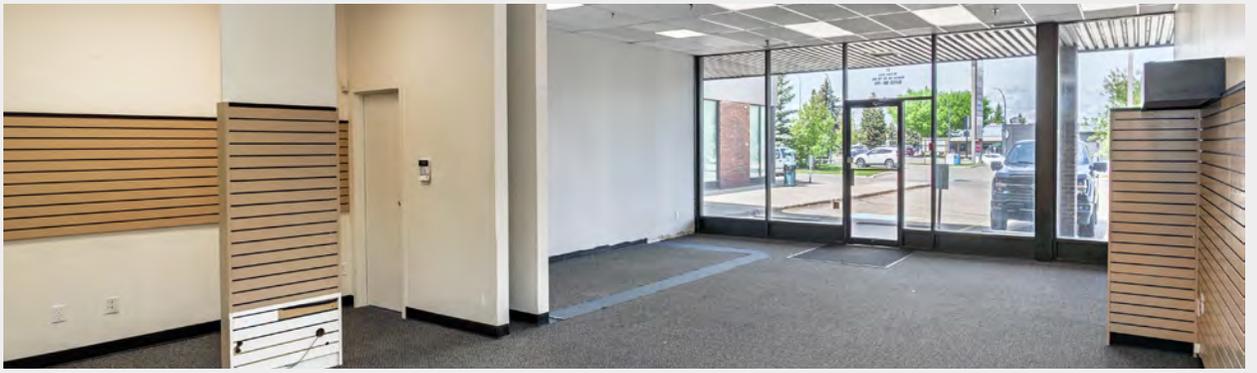
OP. COSTS AND TAXES:
\$10.00 per sq. ft. (est., 2026)

NET RENT: Market



Prominent pylon signage

UNIT 97 **C/L**
1,832 SQ.FT.



UNIT 101
4,188 SQ.FT.
DEMISABLE

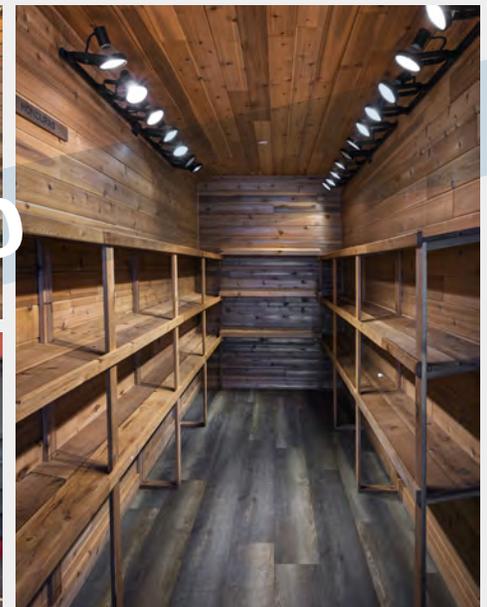


UNIT 135
2,817 SQ.FT.



LEASED

UNIT 93A
948 SQ.FT.



LEASED

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LOCAL EXPERTISE MATTERS