

Including drive-thru opportunity

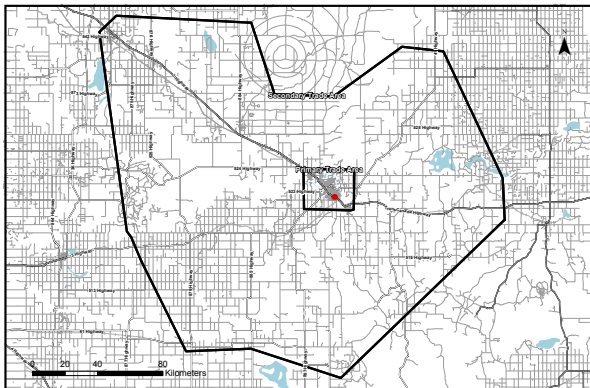


For lease

Strachan Corner, 1800 Strachan Rd SE, Medicine Hat, AB

Project Highlights

Strachan Corner in Medicine Hat's Southlands neighbourhood is a fully developed 12.95-acre retail property. Strachan Corner houses 125,000 square feet of retail space, featuring nationally recognized banners such as Save-On-Foods, Tim Hortons, and Browns Socialhouse. Positioned in Medicine Hat's dominant retail node, Strachan Corner offers an excellent opportunity for retailers to enter a promising market. Surrounding major retailers include Safeway, The Bay, Galaxy Theatres, Walmart Supercentre, The Home Depot, Sobeys, Canadian Tire, Real Canadian Superstore, PetSmart, and Staples.



Property overview

- Various units available including drive-thru opportunity
- 4 / 1,000 SF parking ratio
- C2 zoning
- Class A
- Great exposure to Trans Canada Hwy 1

	Primary	Secondary	Greater
Estimated population	73,916	29,839	100,976
Estimated households	31,658	9,864	40,609
Est. Average HH income	\$101,555	\$107,015	\$102,531
Median Age	42.3	36.5	40.7



1800 Strachan Rd SE / Medicine Hat, AB

Location	1800 Strachan Road SE Medicine Hat, AB T1B 4J8
Size	4,112 s.f. 2,534 s.f. (drive-thru) 1,147 s.f.
Asking Rent	Contact listing agents
Additional Rent	\$12.82 (est. 2024)
Zoning	C2
Parking	4/1,000 s.f.
Timeline	Immediately

Situated in Medicine Hat's prime southeast retail node, this site is positioned adjacent the South Boundary Road – TransCanada Highway interchange, providing convenient access to and from the Trans-Canada Highway and Dunmore Road.



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