 **JLL** SEE A BRIGHTER WAY

Anchor Corner

Retail and land lease opportunity

South east corner of Bannister Drive
and Highway 2A, Okotoks, AB



Property Highlights

- Corner convenience retail development property
- Highway 2A and Banister Drive exposure
- Retailers in the immediate vicinity include Safeway, Shoppers Drug Mart, Pet Valu and many others
- Surrounding communities include Sandstone, Crystal Shores, Drake Landing and many more
- Will consider drive through retailers/restaurants
- Okotoks is home to large retailers including Costco, Canadian Tire, Wal-Mart, and Sobeys



Land lease
Western 1 acre
Retail or land lease
Balance of the property



Availability
Spring 2024



Base Rent
Market land lease and
retail rates



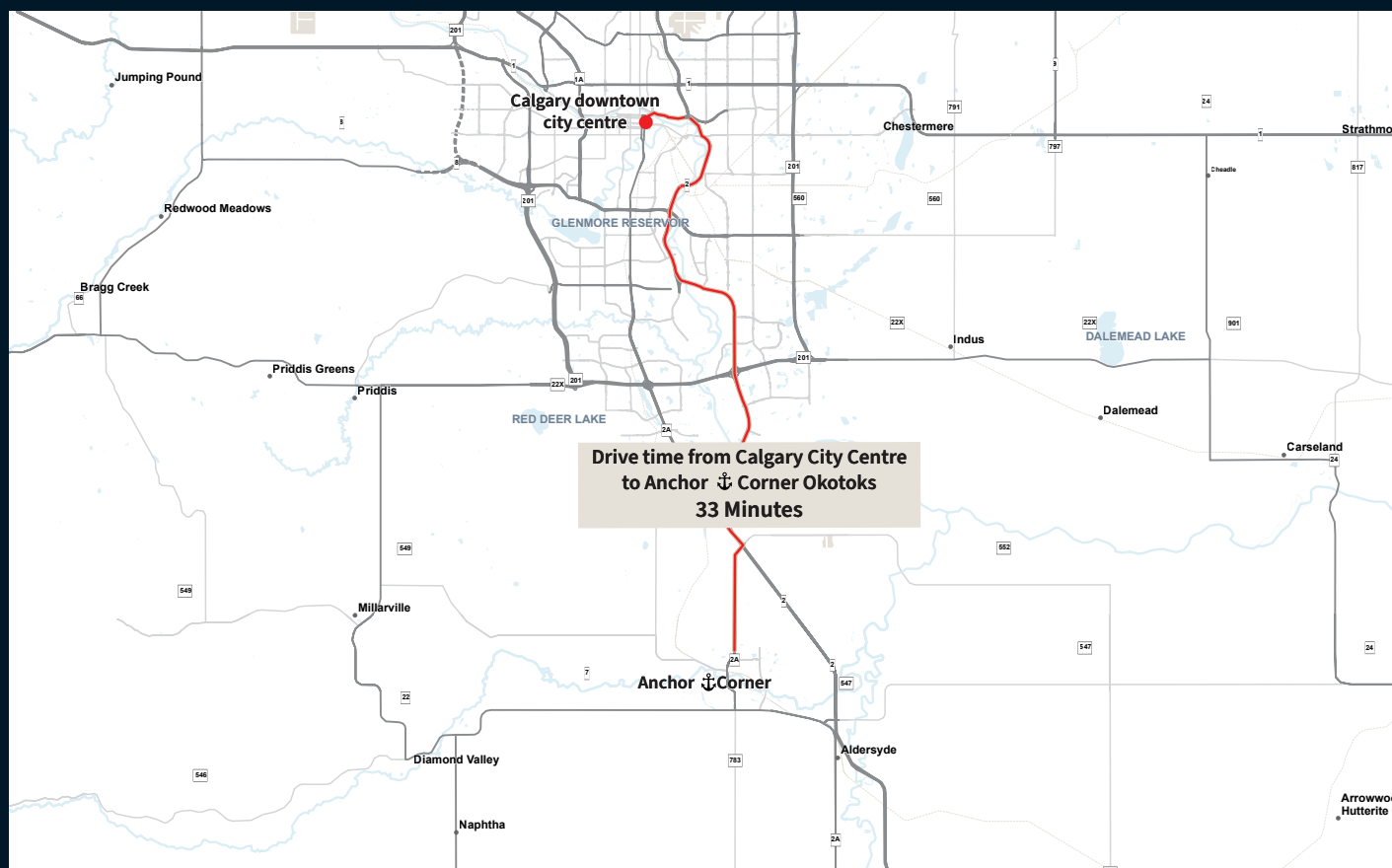
Additional Rent
TBD



Demographics (Okotoks CMA)

Total Population	33,306
Growth Rate Over Next 5 Years	11.7%
Total Households	10,920
Avg Household Income \$	\$142,382
Total Expenditure	\$1,563,629,263

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