



Edgefield Place

200 Edgefield Place
Strathmore, Alberta

Retail leasing opportunities
for immediate possession and future development

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2 UNITS REMAINING PLUS
FUTURE PAD WITH DRIVE
THRU OPPORTUNITY





EDGEFIELD PLACE

- Along the Trans-Canada Highway at Range Road 251
- Signalized intersection in to the property
- Over 25,000 vehicles pass the site daily
- Future all-turn access to be added from the Trans-Canada Highway



Available for immediate possession



PROPERTY INFORMATION

Address	200 Edgefield Place, Strathmore, Alberta
Leasable Space	1,280 & 1,641 SF (can be combined) Future pad with drive thru - up to 5,100 SF
Parking	Surface Parking
Base Rate	Market
Additional Rent	2024: \$5.88 CAM & \$2.06 Tax PSF





- Shadow anchored by Co-op and Peavey Mart
- Co-tenants include Tim Hortons, Mark's, Little Caesars, Pet Valu, Rogers Wireless, Fritou and more
- Edgefield Place is within the main hub for regional shopping in Strathmore and surrounding rural communities
- De Havilland is developing a 1,500 acre aircraft manufacturing facility in the county, creating up to 1,500 jobs

AREA DEMOGRAPHICS



TOTAL POPULATION

1km	1,705
3km	12,470
5km	16,172



AVG. HOUSEHOLD INCOME

1km	\$112,490
3km	\$102,167
5km	\$108,906



NO. OF HOUSEHOLDS

1km	607
3km	4,725
5km	6,018

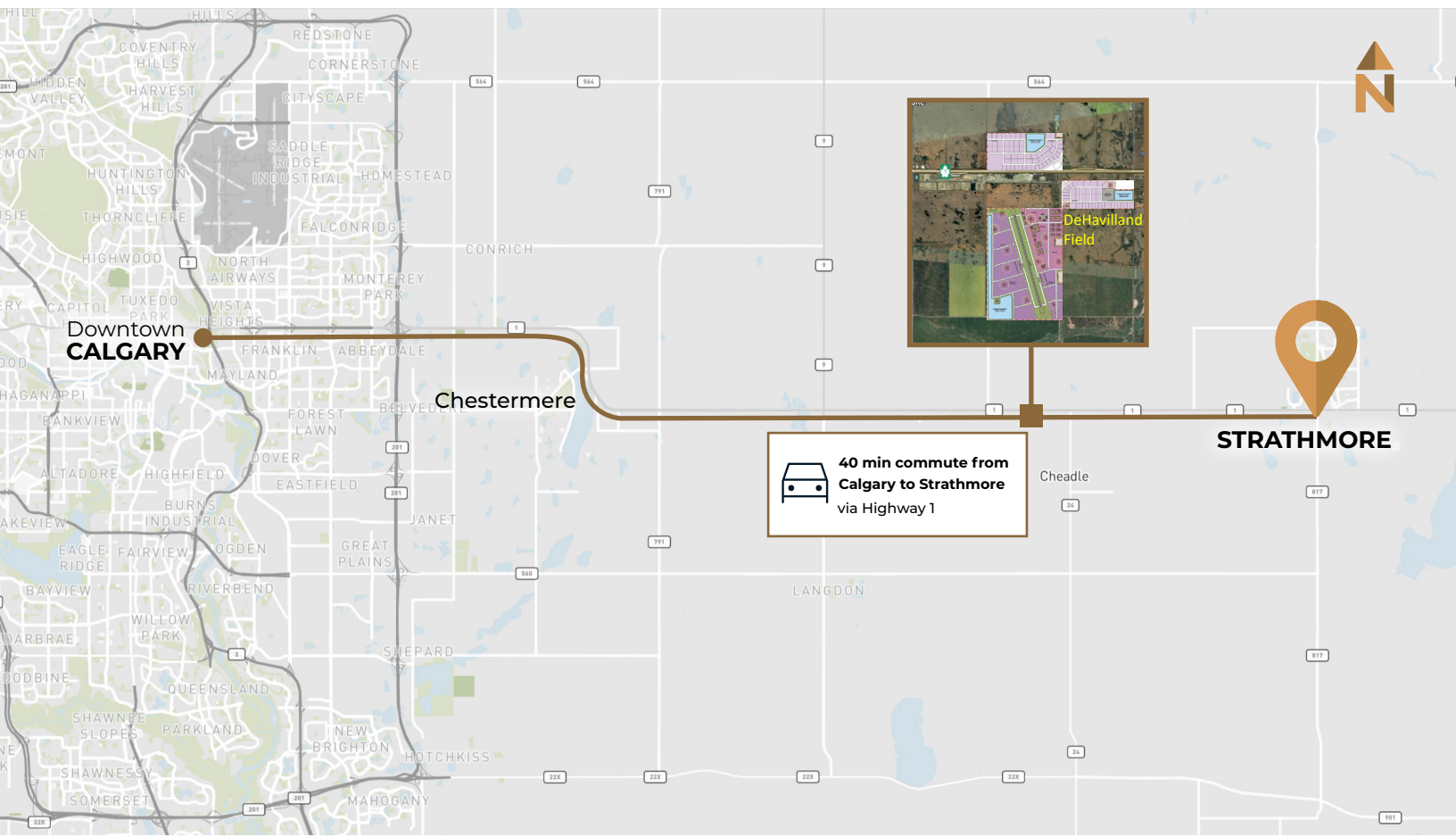


MEDIAN AGE

1km	38.9
3km	39.6
5km	39.8

SURROUNDING RETAILERS







Edgefield Place

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