

# FOR LEASE

5015 - 50 Street, Ponoka, Alberta



## Ponoka Plaza

Up to 11,085 SF of retail space available

- Located in the heart of Ponoka's Town Centre at 50th Street and 50th Avenue.
- Home to several prominent national retailers, creating a daily needs destination hub.
- Great storefront visibility to 50th Street.
- Ample parking with 2 parking lots, plus angled store front parking.
- Zoned C1 (Central Commercial) to accommodate a wide variety of retailers and services.



## Property Summary

**Available Space** 5,186 SF      11,085 SF (C/L)  
 5,186 SF (Can be demised to 1,384 SF & 3,802 SF)

**Rental Rate** Market Rates

**Additional Rent 2025** CAM: \$5.71, Tax: \$2.13, Total \$7.84  
 Gas and power separately metered

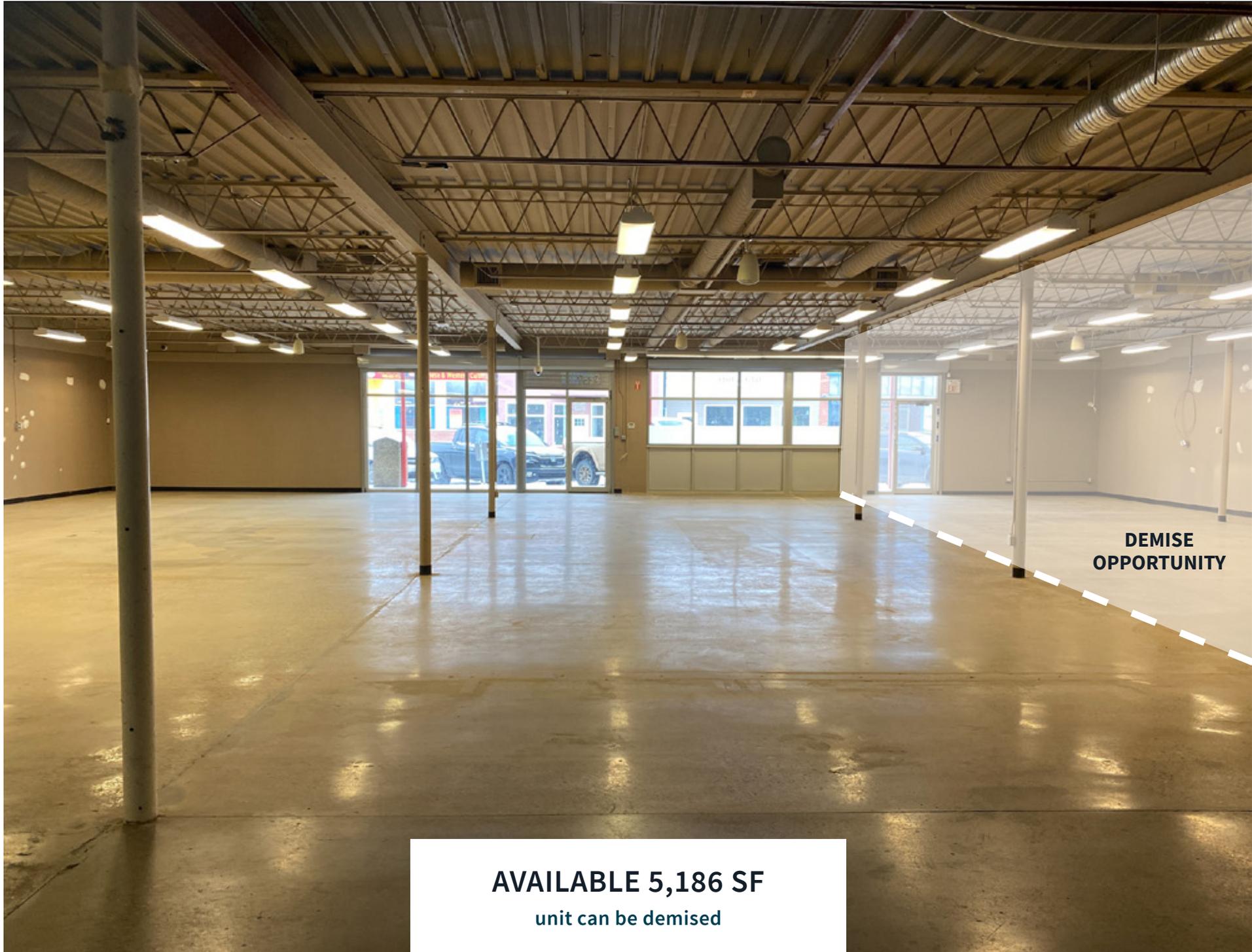
**Parking** Surface

## Target Categories

-  Automotive
-  Hardware
-  Indoor playground
-  Sporting Goods/Outdoor
-  Box retail
-  Discount retail
-  Grocery
-  Garden Centre

## Site Plan





**AVAILABLE 5,186 SF**  
unit can be demised

**DEMISE  
OPPORTUNITY**



**PENDING**  
**11,085 SF (C/L)**  
former Mainstreet Hardware/Peavey Mart





## Town of Ponoka Demographics (CSD)

<b>Total Population</b>	7,666	<b>Daytime Population at Work</b>	5,781
<b>Growth Rate (2015-2020)</b>	4%	<b>Total Households</b>	3,217
<b>Growth Rate (2020-2025)</b>	5%	<b>Average Household Size</b>	2.3
<b>Daytime Population (Total)</b>	9,398	<b>Average Household Income</b>	\$98,015



**AVAILABLE**  
5,186 SF

Can be demised to  
1,384 SF & 3,802 SF

Demise  
Opportunity



**PENDING**  
11,085 SF (C/L)



## Contact us

### Ron Odagaki

Associate Vice President, Retail  
403 456 3245  
ron.odagaki@jll.com

### Lauren Yanick

Associate, Retail  
403 456 3136  
lauren.yanick@jll.com

### JLL Calgary

Bankers Hall East  
Suite 3900, 855 2nd Street SW  
Calgary, AB



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