



## For Lease - Retail and Industrial

# Bower Business Centre

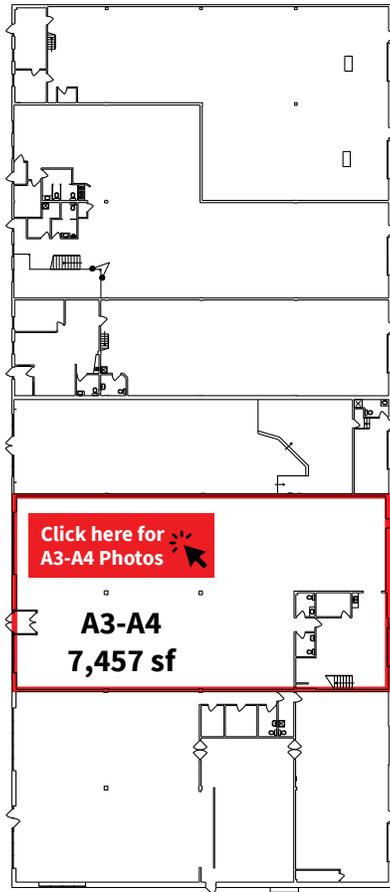
2319 Taylor Drive, Red Deer, Alberta

- Opportunity to locate in a well-positioned corridor that is shadow-anchored by Sobeys and other national retailers
- Convenient access at the Highway 14 and 22 Street W interchange
- Multiple spaces and size options available from 1,814 sf to 22,291 sf
- Located on Red Deer's busy south retail node

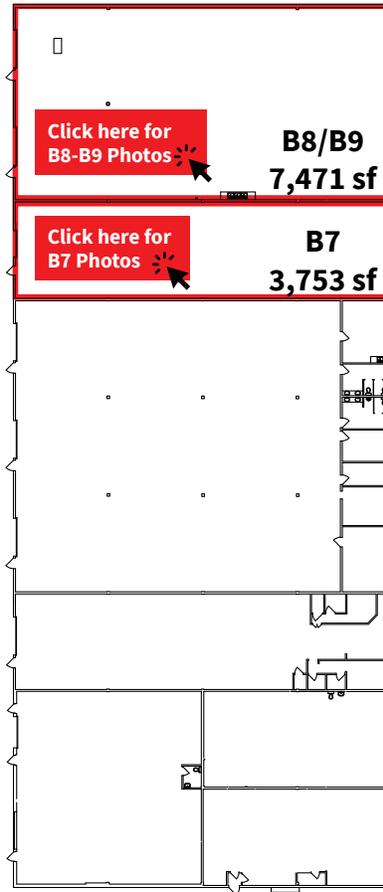


# Building Plans - 5 Bays remaining

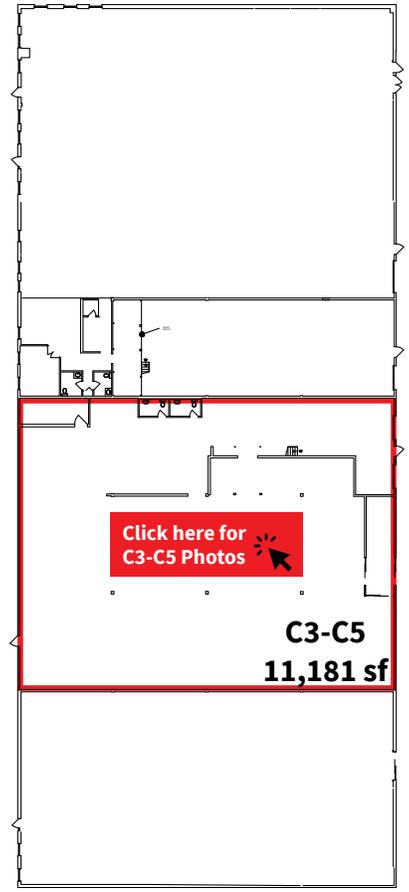
## Building A



## Building B



## Building C



Unit(s)	Square Footage	Loading	Net Rent (PSF)	Additional Rent (PSF)	T.I.A. (PSF)
A3-A4	7,457	1 DI	Market Retail	\$10.71	TBD
B2A	1,814	Man Door		<b>LEASED</b>	
B2B	1,858	Man Door		<b>LEASED</b>	
B3	3,710	Man Door		<b>LEASED</b>	
B4-B6	11,156	1 DK, 3 DI		<b>LEASED</b>	
B7	3,753	1 DI	\$9.00	\$8.39	\$9.00*
B8/B9	7,471	2 DI	\$9.00	\$8.39	\$5.00*
C3-C5	11,181	2 DK	\$9.00	\$8.30	\$5.00*
C6	3,715	1 DK, 1 DI		<b>LEASED</b>	
C7-C9	11,222	1 DI		<b>LEASED</b>	

\*T.I.A. amount based on 5 year term

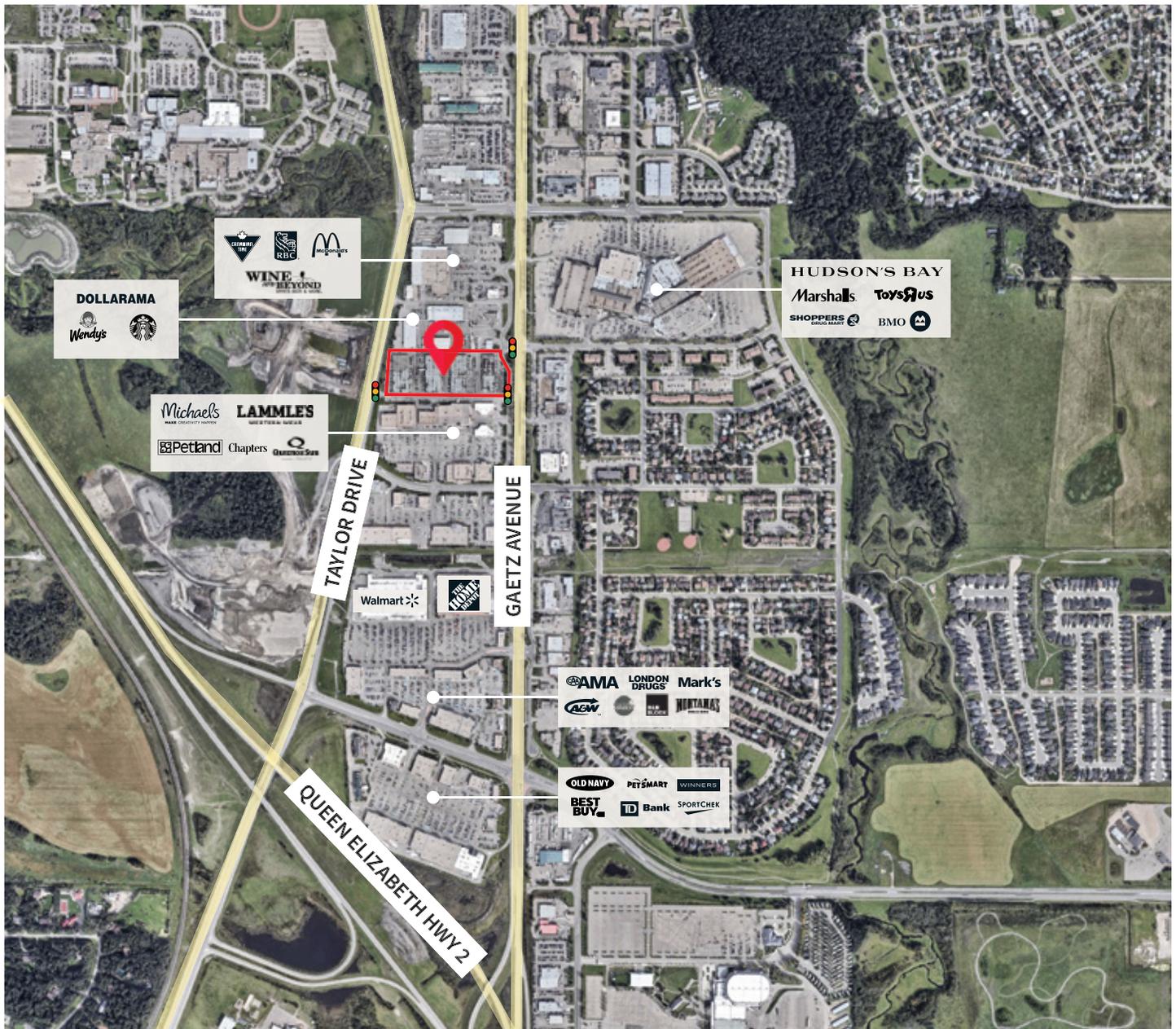
## Property Highlights

<b>Location</b>	South Gaetz
<b>Zoning</b>	C4 - Commercial (Major Arterial) District
<b>Permitted Uses</b>	Commercial recreation facility, service facility, merchandise sales, service and repair goods
<b>Discretionary Uses</b>	Drinking establishment, health and medical services

## Red Deer Demographics

 <b>Total Population</b>	108,516
 <b>Daytime Population</b>	108,041
 <b>Total Households</b>	42,867
 <b>Average Household Size</b>	2.5
 <b>Median Age</b>	37
 <b>2020 - 2025 Growth Rate</b>	6%
 <b>Total Annual Expenditure per household</b>	\$122,705

## Surrounding Area



# Photo Gallery



## Please contact us for more information



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