



## Edgefield Place

200 Edgefield Place  
Strathmore, Alberta

Retail leasing opportunities  
for immediate possession and future development

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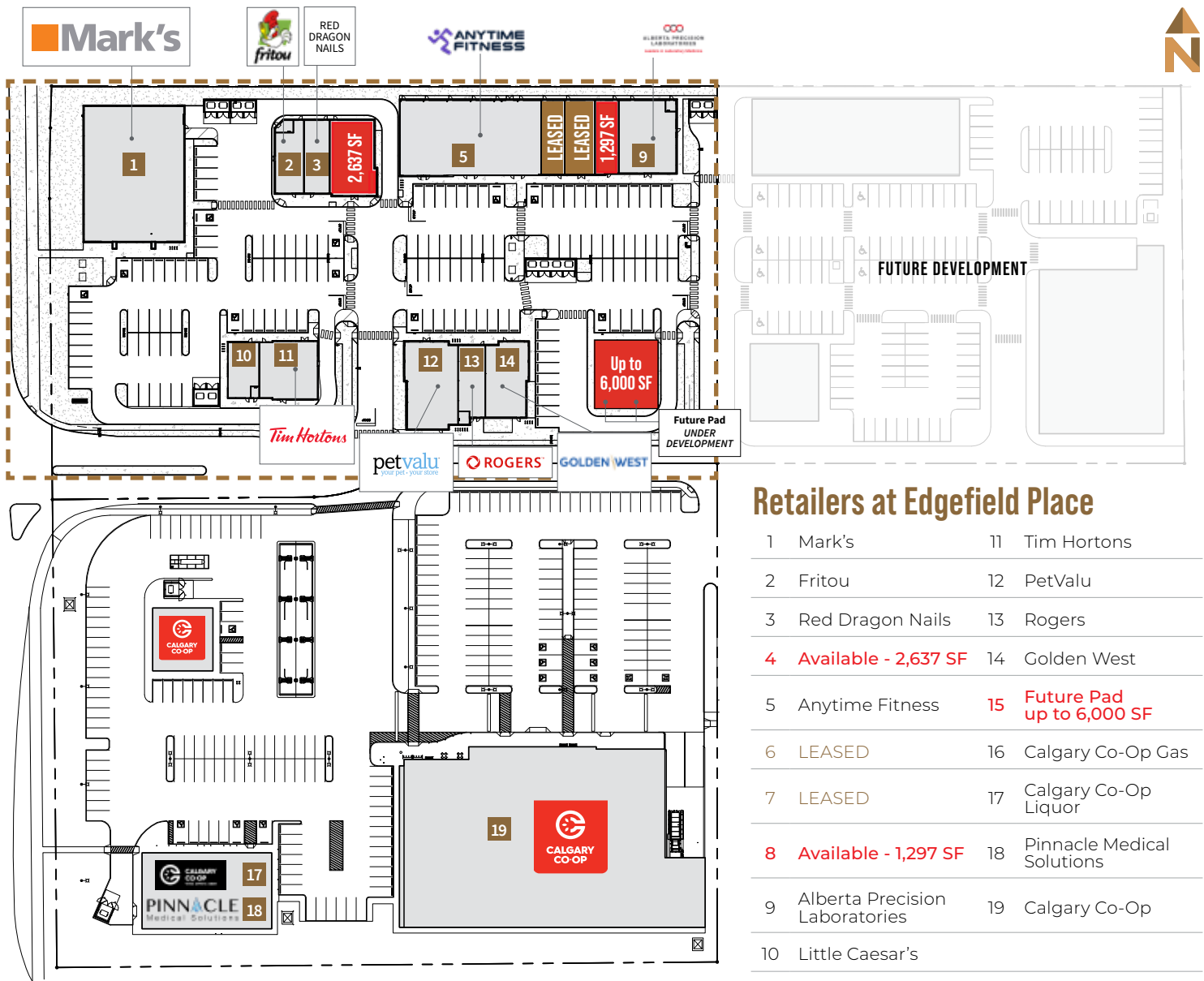




# Edgefield Place

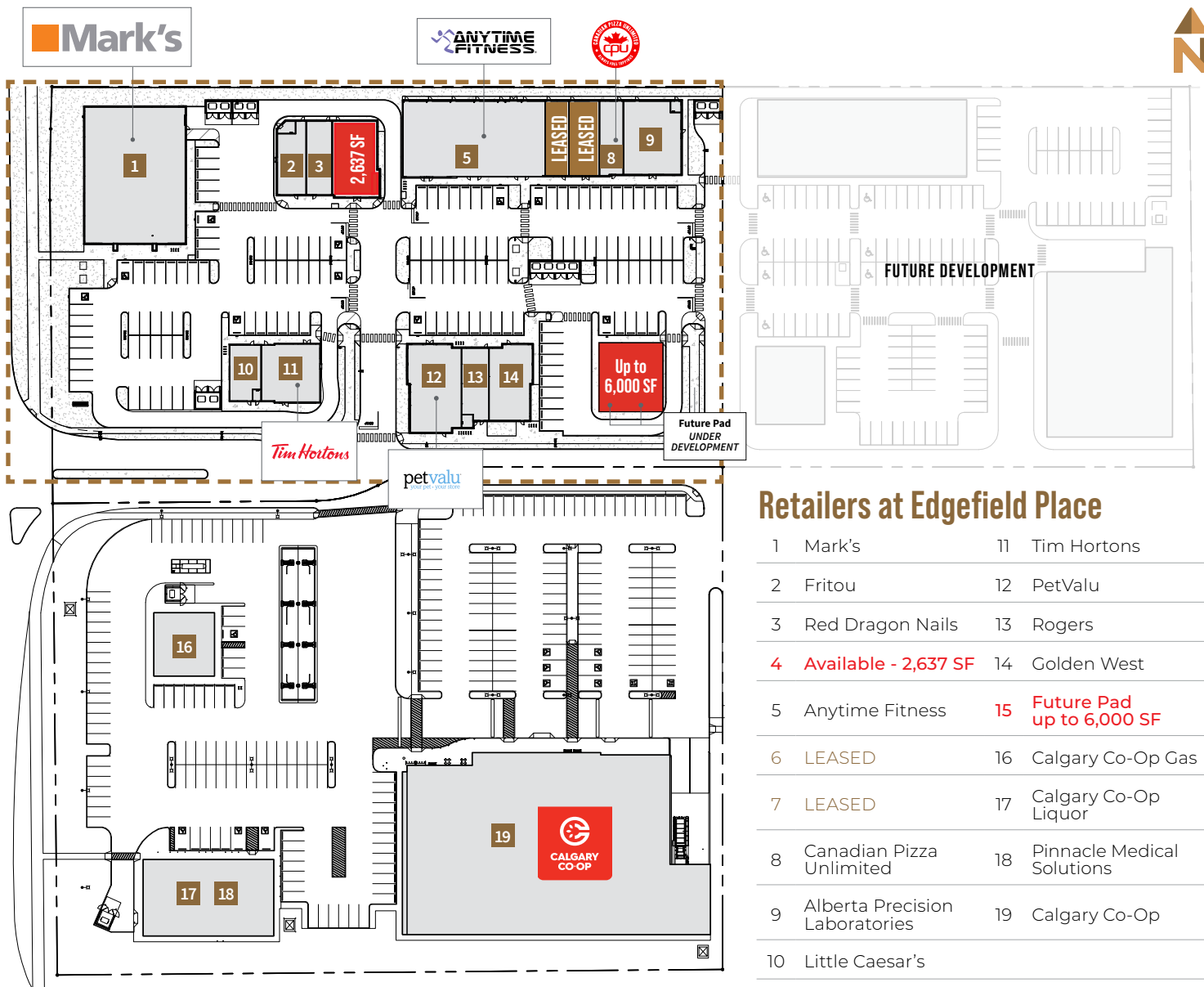
- Along the Trans-Canada Highway at Range Road 251
- Signalized intersection in to the property
- Over 25,000 vehicles pass the site daily
- Future all-turn access to be added from the Trans-Canada Highway





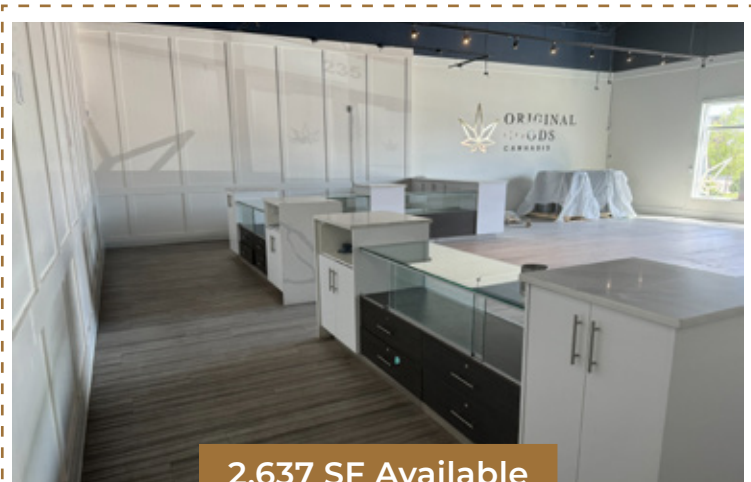
## Property Information

Address	200 Edgefield Place, Strathmore, Alberta
Leasable Space	2,637 SF - end cap Unit 8 - 1,297 SF Future pad: Up to 6,000 SF
Parking	Surface Parking
Base Rate	Market
Additional Rent	2024: \$5.88 CAM & \$2.06 Tax PSF



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2,637 SF Available  
Interior Photos





# Property Highlights

- Shadow anchored by Co-op
- 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

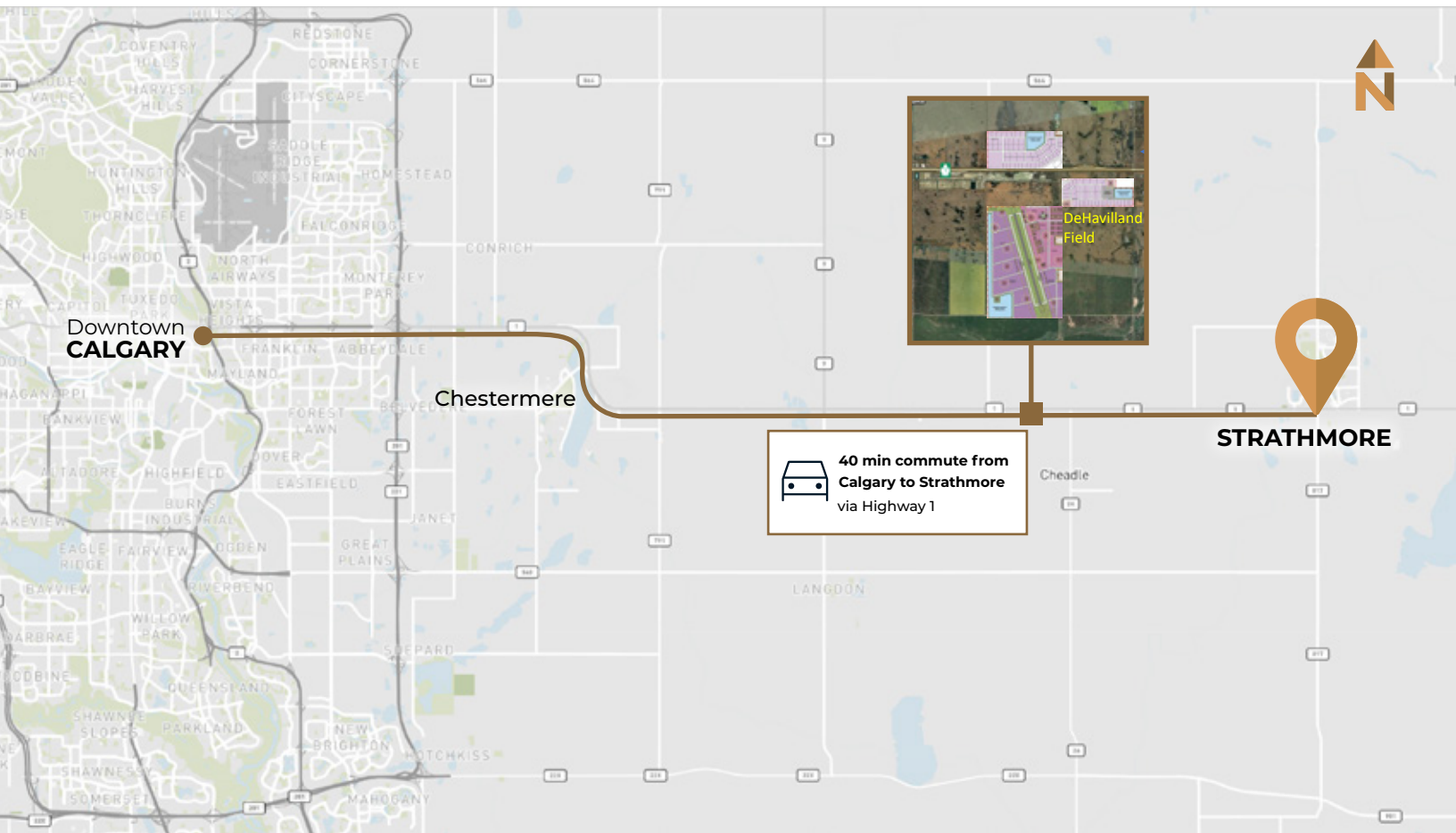


## Median Age

1km	38.9
3km	39.6
5km	39.8

# Surrounding Retailers







## Edgefield Place

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