



Edgefield Place

200 Edgefield Place
Strathmore, Alberta

Retail leasing opportunities
for immediate possession and future development

[Click to view Property Video](#)

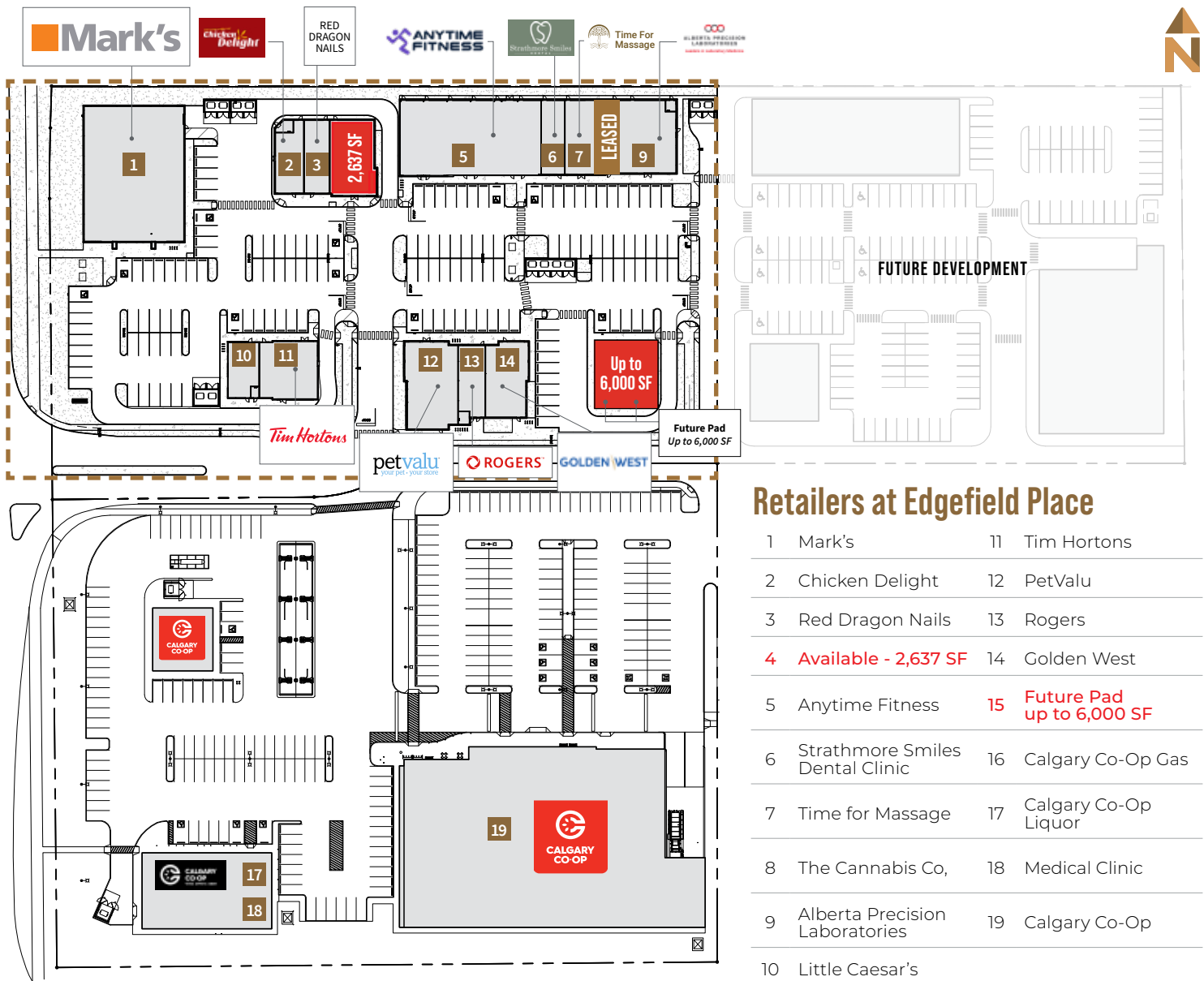




Edgefield Place

- Along the Trans-Canada Highway at Range Road 251
- Signalized intersection at Highway 1 and at entrance to the Shopping Centre
- 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, AB
Leasable Space	2,637 SF - end cap Future pad: Up to 6,000 SF
Parking	Surface Parking
Base Rate	Market
Additional Rent	2024: \$5.88 CAM & \$2.06 Tax PSF

Seeking



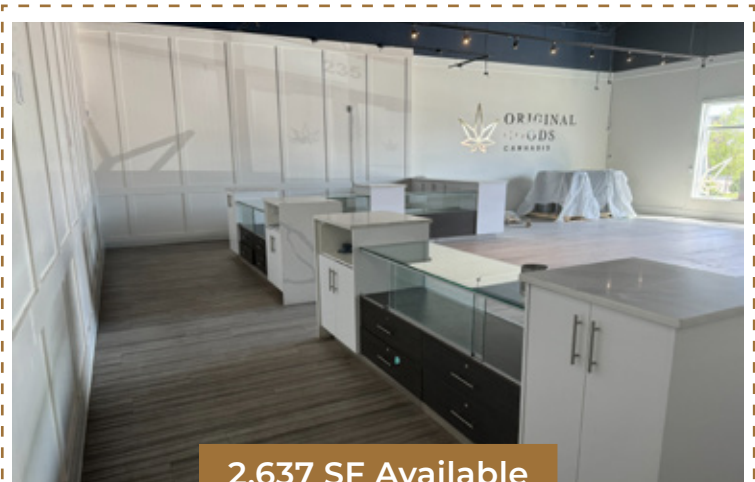
Health and
Wellness



Financial



Insurance



2,637 SF Available
Interior Photos





Property Highlights

- Shadow anchored by Co-op grocery store, convenience store, gas bar, and liquor store
- Co-tenants include Tim Hortons, Mark's, Little Caesars, Pet Valu, Rogers Wireless, Anytime Fitness 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

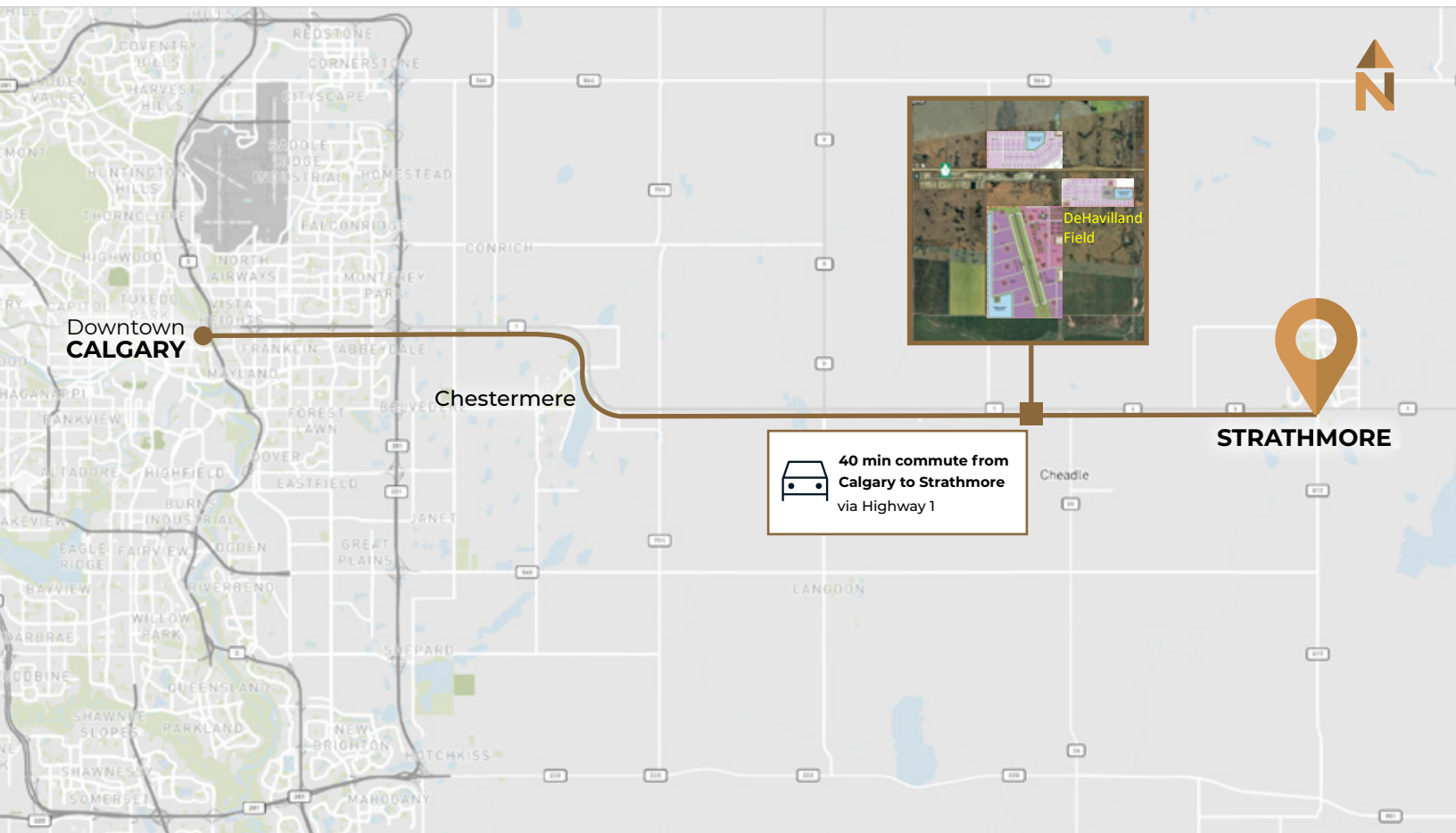


Median Age

1km	38.9
3km	39.6
5km	39.8

Surrounding Retailers







Edgefield Place

Ron Odagaki
Associate Vice President
+1 403 456 3245
Ron.Odagaki@jll.com

Lauren Yanick
Associate
+1 403 456 3136
lauren.yanick@jll.com

Jones Lang LaSalle
Real Estate Services, Inc.
Bankers Hall East | Suite 3900
855 2 St SW, Calgary, AB, T2P 4K7

[Click to view Property Video](#)



DISCLAIMER: Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Real Estate Services, Inc. All rights reserved.