



Edgefield Place

200 Edgefield Place
Strathmore, Alberta

Retail leasing opportunities
for immediate possession and future development

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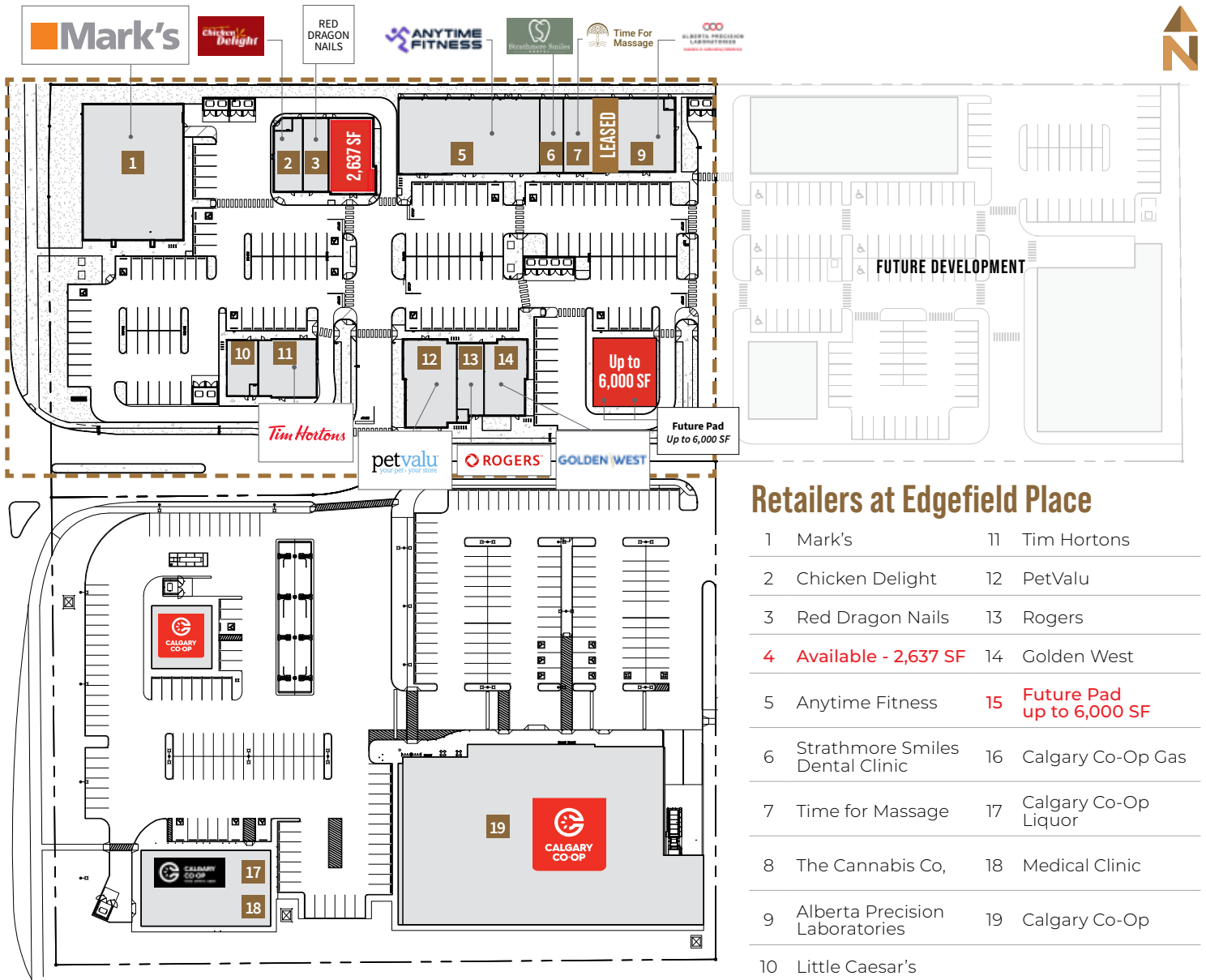




Edgefield Place

- Along the Trans-Canada Highway at Range Road 251
- Signalized intersection 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



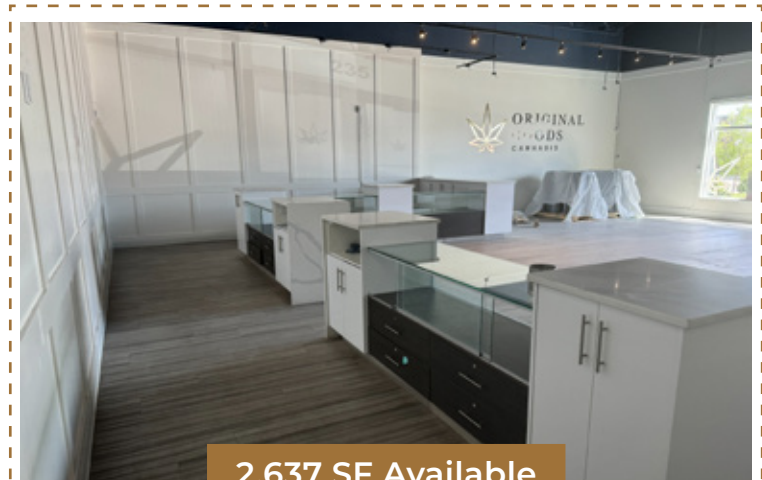


Property Information

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	2026: \$8.36 CAM & \$2.88 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

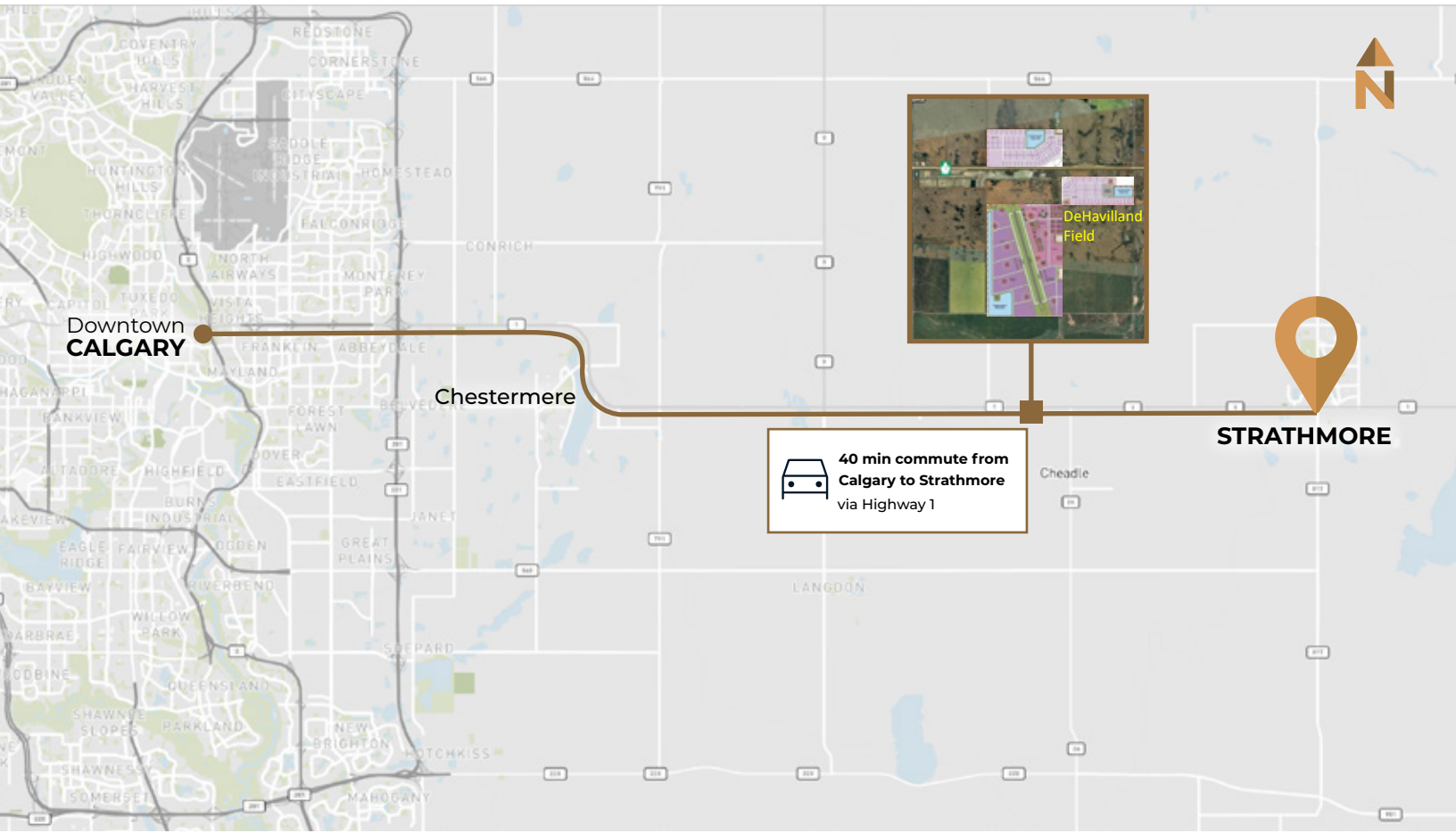


Median Age

1km	38.9
3km	39.6
5km	39.8

Surrounding Retailers







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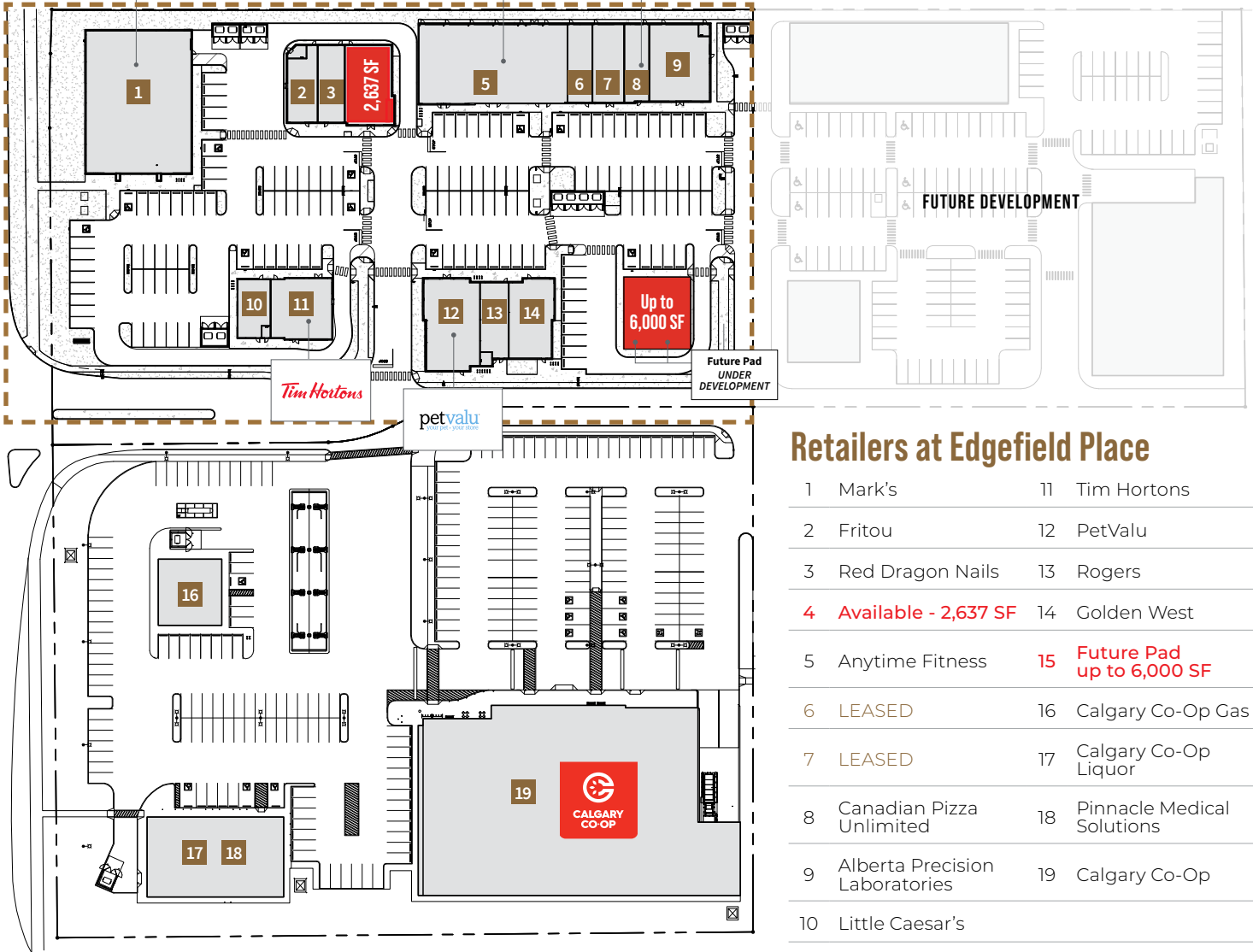
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Retailers at Edgefield Place

1 Mark's	11 Tim Hortons
2 Fritou	12 PetValu
3 Red Dragon Nails	13 Rogers
4 Available - 2,637 SF	14 Golden West
5 Anytime Fitness	15 Future Pad up to 6,000 SF
6 LEASED	16 Calgary Co-Op Gas
7 LEASED	17 Calgary Co-Op Liquor
8 Canadian Pizza Unlimited	18 Pinnacle Medical Solutions
9 Alberta Precision Laboratories	19 Calgary Co-Op
10 Little Caesar's	

Property Information

Address	200 Edgefield Place, Strathmore, Alberta
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Base Rate	Market
Additional Rent	2024: \$5.88 CAM & \$2.06 Tax PSF