

Including drive-thru opportunity

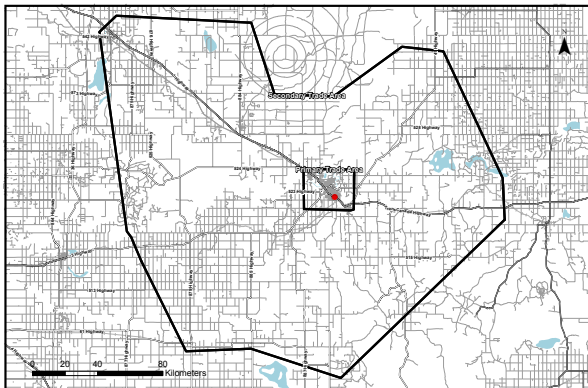


# For lease

Strachan Corner, 1800 Strachan Rd SE, Medicine Hat, AB

## Project Highlights

Strachan Corner in Medicine Hat's Southlands neighbourhood is a fully developed 12.95-acre retail property. Strachan Corner houses 125,000 square feet of retail space, featuring nationally recognized banners such as Save-On-Foods, Tim Hortons, and Browns Socialhouse. Positioned in Medicine Hat's dominant retail node, Strachan Corner offers an excellent opportunity for retailers to enter a promising market. Surrounding major retailers include Safeway, The Bay, Galaxy Theatres, Walmart Supercentre, The Home Depot, Sobeys, Canadian Tire, Real Canadian Superstore, PetSmart, and Staples.



## Property overview

- Various units available including drive-thru opportunity
- 4 / 1,000 SF parking ratio
- C2 zoning
- Class A
- Great exposure to Trans Canada Hwy 1

	Primary	Secondary	Greater
<b>Estimated population</b>	76,326	30,805	104,677
<b>Estimated households</b>	32,756	10,053	41,995
<b>Est. Average HH income</b>	\$106,167	\$107,903	\$106,068
<b>Median Age</b>	42.3	36.5	40.7



## 1800 Strachan Rd SE / Medicine Hat, AB

<b>Location</b>	1800 Strachan Road SE Medicine Hat, AB T1B 4J8
<b>Size</b>	4,112 s.f. 2,534 s.f. (drive-thru)
<b>Asking Rent</b>	Contact listing agents
<b>Additional Rent</b>	\$14.66 (est. 2026)
<b>Zoning</b>	C2
<b>Parking</b>	4/1,000 s.f.
<b>Timeline</b>	Immediately

Situated in Medicine Hat's prime southeast retail node, this site is positioned adjacent the South Boundary Road – TransCanada Highway interchange, providing convenient access to and from the Trans-Canada Highway and Dunmore Road.



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