For Lease

Grocery Anchored Retail Development

605 19A Avenue
Coaldale, Alberta

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Retail Development Site for lease at **605 19A Avenue / Coaldale, AB**

Regional Factors

- Coaldale is located 11 km east of Lethbridge
- Population:
  Town: **9,375** (2024, source: Alberta.ca regional dashboard) Trade Area: **11,885**
- Coaldale's population has increased **7.74%** in the last **5 years**
- McCain Foods announced a **$600M** investment in its regional facility, creating **260 new jobs**
- In early 2024, the Government of Alberta announced that NewCold would build a **$222M** cold storage facility in town to boost production in the food processing industry
- The Town has commenced construction on a **$13M** water reservoir and pump station expansion to double its water storage capacity – expected to meet growth demands for next 25 years

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Site Features

- This high profile site is connected to the Crowsnest Highway (No. 3) via an all turns intersection at 8th Street.
- Designed to accommodate grocery and drug together with complementary daily needs goods and services in a cohesive design
- Bays starting at 1,100 SF
- Limited drive thru opportunities available.

Location	605 19A Avenue Coaldale, AB
Size	6.8 Acres
GLA	73,609 SF
Zoning	C-2 Highway Commercial
Bay sizes	Starting at 1,100 SF and up
Availability	Summer 2027

$474.1M
Total Expenditure

$120K
Total Expenditure
Avg. per Household

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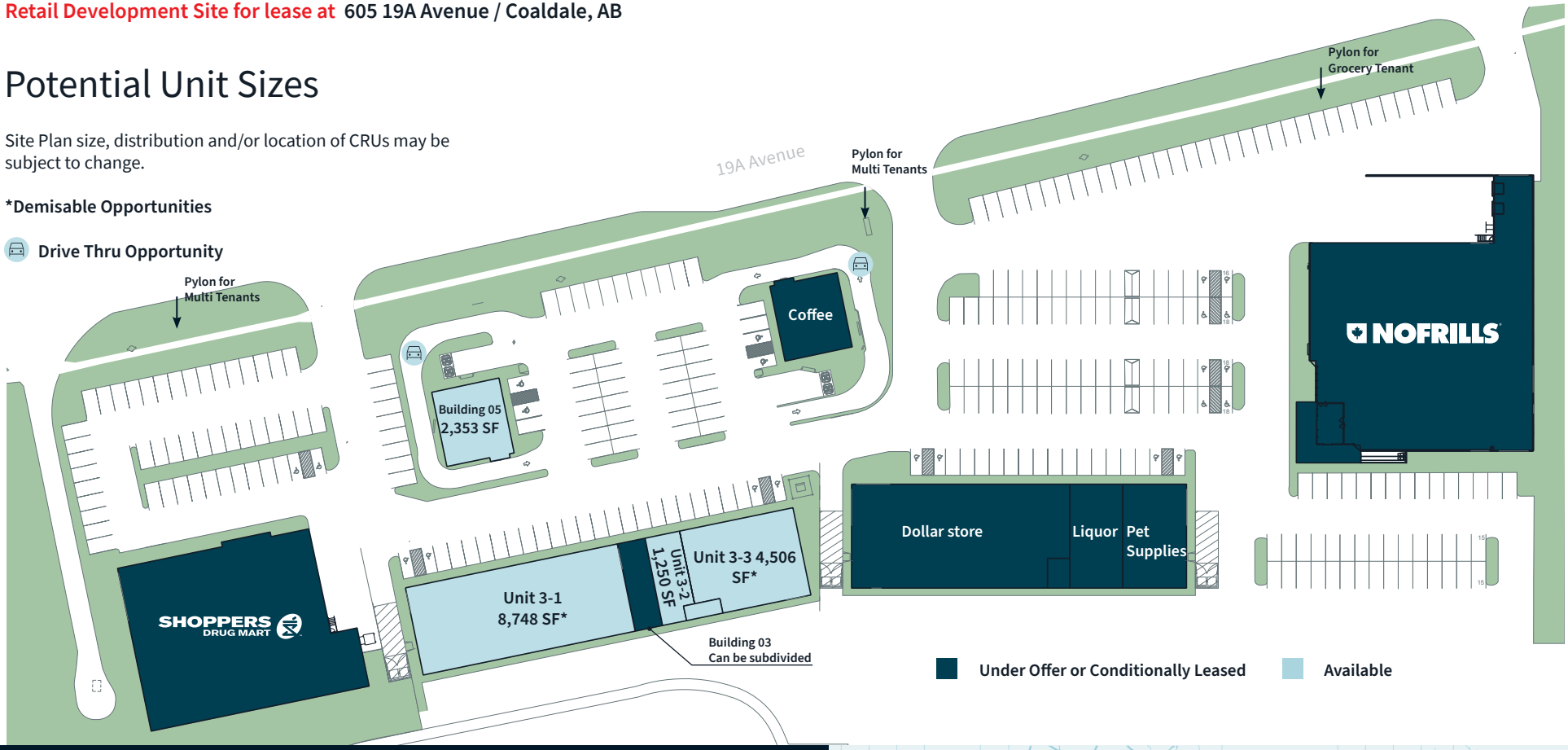
Potential Unit Sizes

Site Plan size, distribution and/or location of CRUs may be subject to change.

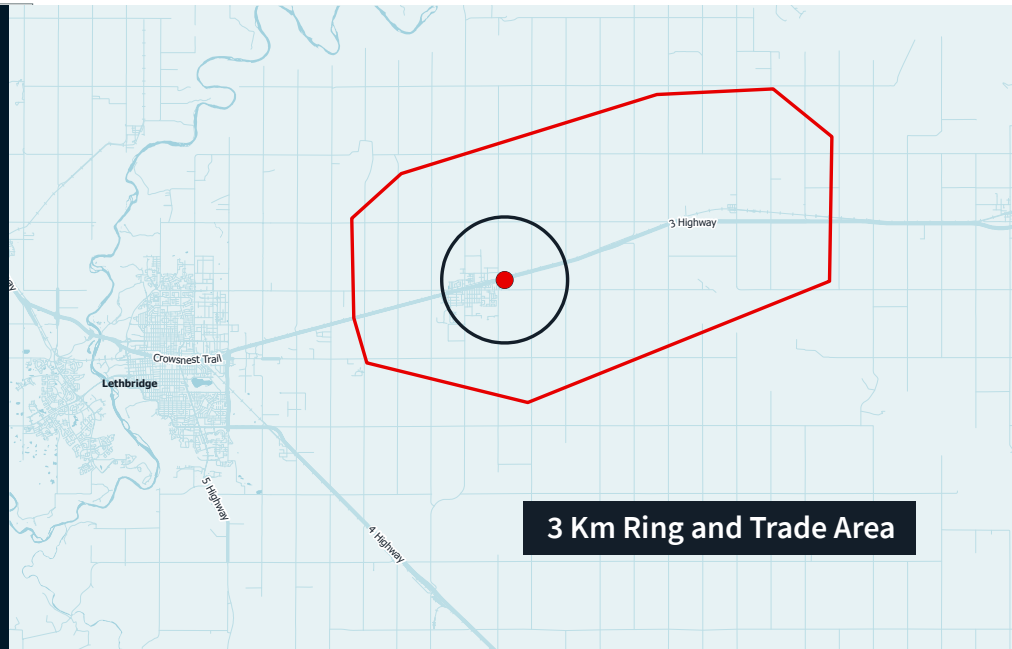
***Demisable Opportunities**

Drive Thru Opportunity



Trade Area Demographics	3 KM	Trade Area
Estimated population	9,307	11,885
Estimated households	3,285	3,961
Est. Average HH income	$104,026	$110,310
Total Expenditure Avg. per Household	$112,260	$119,697

Source: Statistics Canada, 2024



3 Km Ring and Trade Area

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Coaldale Crossing Groundbreaking

Source: sunnysouthnews.com

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