

For Lease

Ponoka Town Centre

5011 - 48 Avenue, Ponoka, AB

Up to 5,750 SF (subdividing options available)

JLL | Avenue Living

JLL

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Overview

Located in the heart of Ponoka's active commercial node, Ponoka Town Centre offers excellent visibility and a steady flow of daily visitors. Anchored by established national retailers Dollar Tree and Red Apple, this center is a go-to destination for the local community and surrounding agricultural trade area.

- **Strategic Location:** Situated on 48th Avenue, just west of 50th Street.
- **National Anchors:** Co-tenancy with Dollar Tree and Red Apple drives consistent foot traffic
- **Flexible Space:** A 5,750 SF end-cap unit, subdividable to accommodate smaller tenants.
- **Ample Parking:** Large, dedicated on-site parking lot for hassle-free customer access.

Property Details

Municipal Address
5011 - 48 Avenue
Ponoka, AB

Size
up to 5,750 SF | subdividing options available

Rental Rates
Market Rates

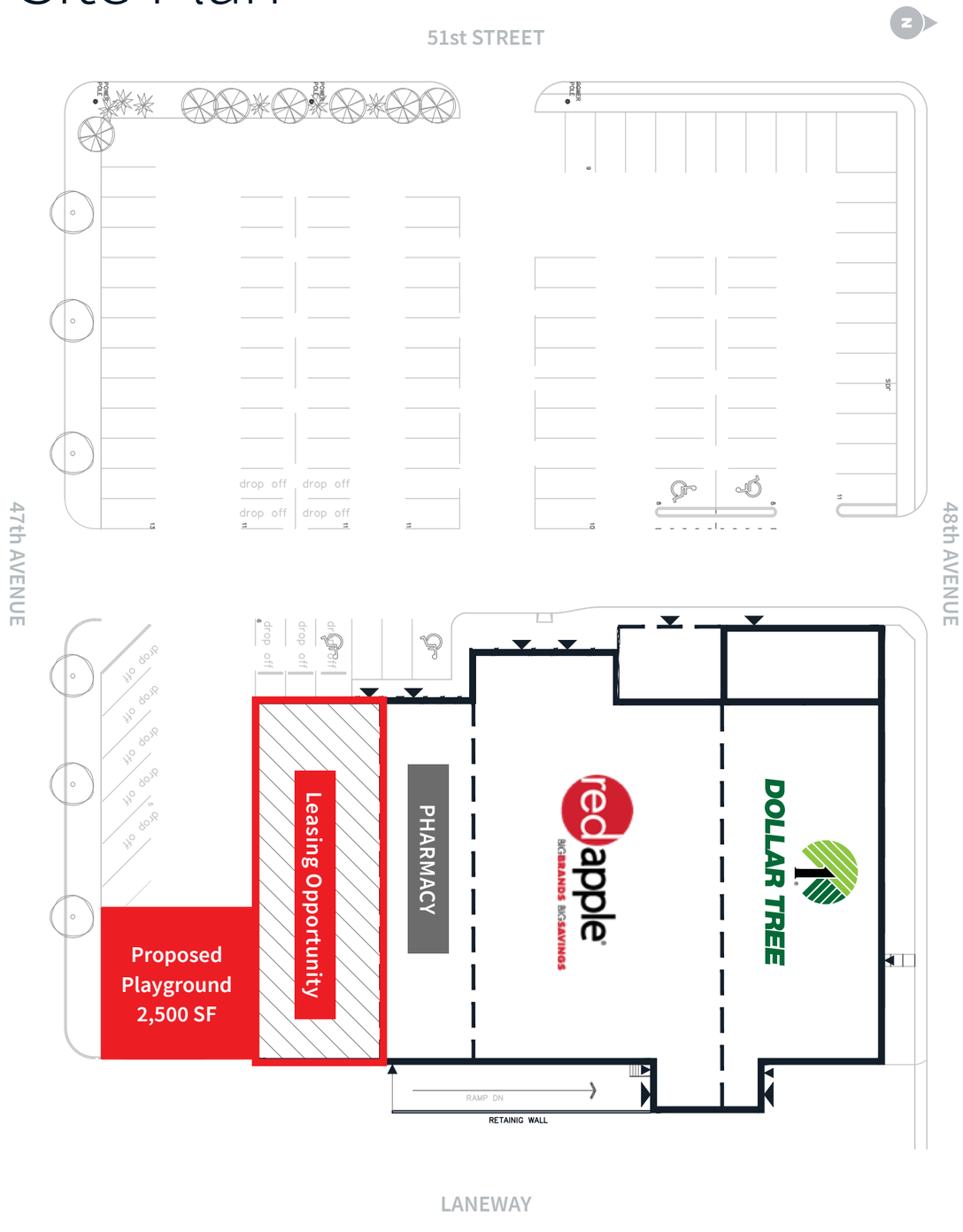
Additional Rent
$14.50 PSF (2022 Est.)

Zoning
TBD

Parking
Surface

Available
Immediate

Site Plan



Location Overview

While the town of Ponoka has a population of approximately 10,000 residents, its actual retail trade area is significantly larger. It serves as the primary commercial centre for numerous surrounding smaller communities and a vast rural population involved in Central Alberta's thriving agriculture and ranching industries. This secondary trade area provides a consistent and loyal customer base with distinct needs, often making fewer but larger shopping trips when they come to town. The demographic is a stable mix of families, agricultural producers, and professionals working in local healthcare and energy sectors.

7,981	Total Population	**3,391**	Total Households	**$114,013**	Avg. Hh Income
$120,857	Total Expenditure (Avg.)	**$81,174**	Total Consumption (Avg.)	**41.2**	Median Age





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