

711 – 6,731 sf

Multiple units available

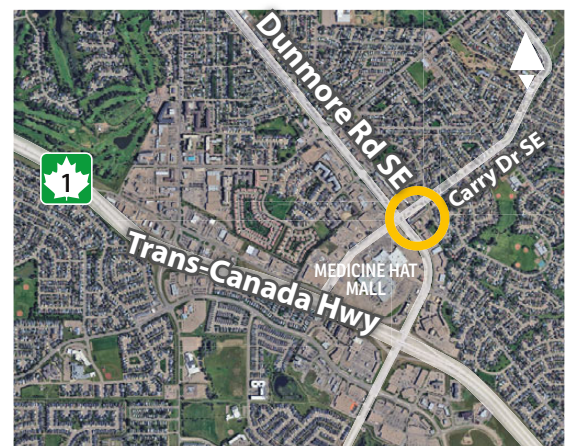


RETAIL SPACE FOR LEASE

Carry Drive Plaza

93-135 Carry Drive SE, Medicine Hat

- » In the heart of Medicine Hat's commercial hub.
- » Great visibility from Dunmore Road.
- » Ample parking.



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



AREA DEMOGRAPHICS

(3 km radius)



Population
35,709



Median Age
41.7



Average Household Income **\$101,240**

Current Consumption / Household



\$12,985
FOOD



\$5,737
HEALTH CARE



\$4,156
RECREATION



\$1,825
PERSONAL CARE

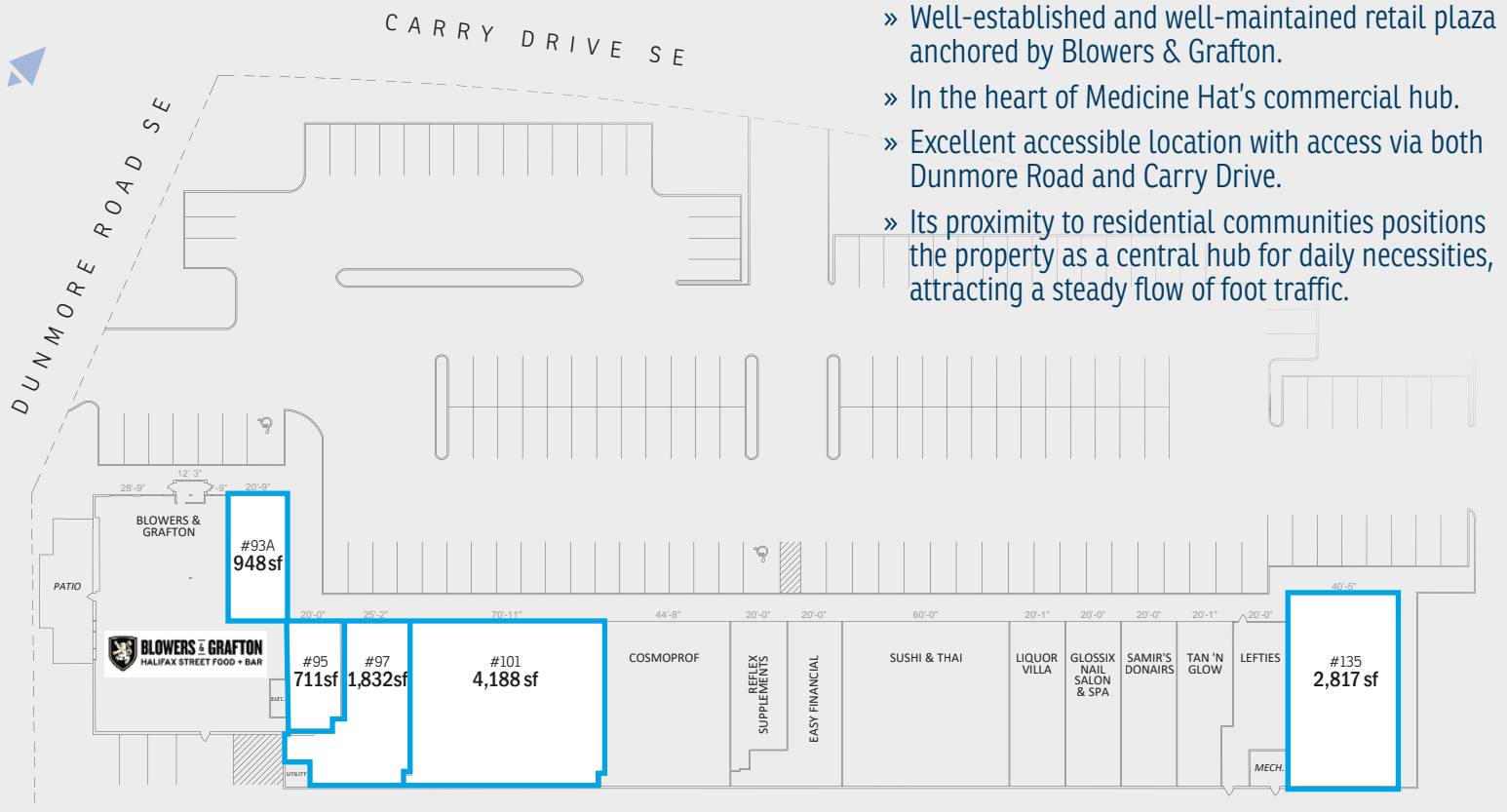


\$3,600
LIQUOR/TOBACCO



\$2,610
CLOTHING

Source: Statistics Canada



- » Well-established and well-maintained retail plaza anchored by Blowers & Grafton.
- » In the heart of Medicine Hat's commercial hub.
- » Excellent accessible location with access via both Dunmore Road and Carry Drive.
- » Its proximity to residential communities positions the property as a central hub for daily necessities, attracting a steady flow of foot traffic.

LEASE INFORMATION

MUNICIPAL ADDRESS:
93-135 Carry Drive SE, Medicine Hat

ZONING: MU - Mixed Use

AVAILABLE FOR LEASE:
 948 sq. ft. – Unit 93A
 711 sq. ft. – Unit 95
 1,832 sq. ft. – Unit 97
 4,188 sq. ft. – Unit 101
 2,817 sq. ft. – Unit 135
6,731 sq. ft.

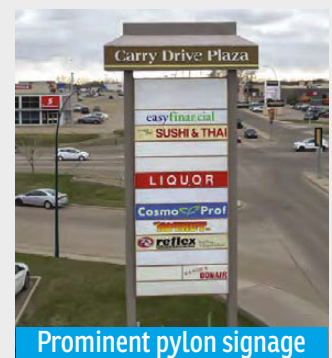
AVAILABILITY: Immediate

PARKING: 148 surface stalls

PYLON SIGNAGE:
Available at market rate

OP. COSTS AND TAXES:
\$10.12 per sq. ft.

NET RENT: Market



Prominent pylon signage

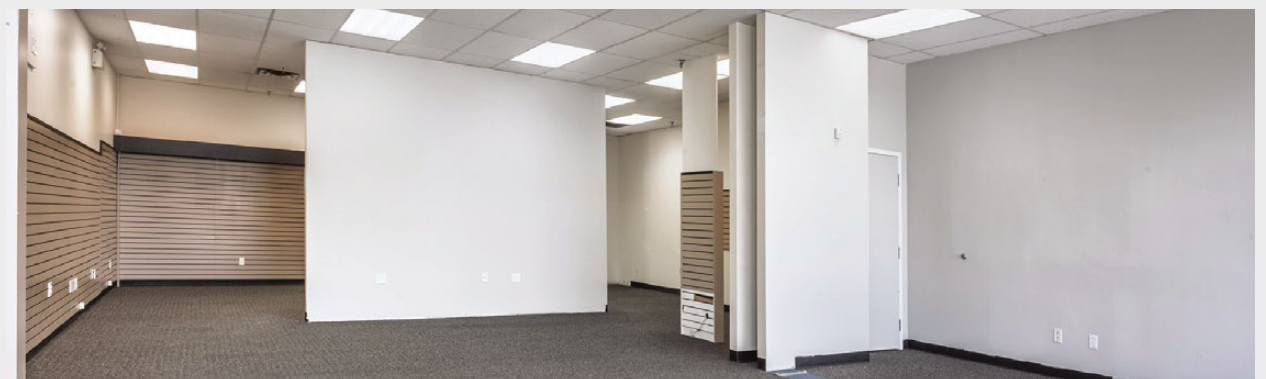
UNIT 93A
948 SQ.FT.



UNIT 95
711 SQ.FT.



UNIT 97
1,832 SQ.FT.



UNIT 101
4,188 SQ.FT.



UNIT 135
2,817 SQ.FT.



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