



Edgefield Place

An Exciting New Retail Opportunity in Strathmore, Alberta



Edgefield Place

STRATHMORE, AB

Edgefield Place is a 144,000 sf retail centre located in Strathmore, Alberta. The site is adjacent to Ranch Market Centre and a future residential project consisting of 500 housing units

HIGHLIGHTS

- Retail & Commercial spaces between 1,300 -15,000 sf available
- Over 30,000 residents in Primary Trade area
- Site anchored by Mark's, Co-op, Tim Horton and Peavey Mart
- Over 25,000 vehicles pass daily along the Trans-Canada Highway
- Now open





TOWN OF STRATHMORE



Edgefield Place

Edgefield Place is located in the town of Strathmore, a growing, family oriented municipality surrounded by small, rural communities with promising retail opportunity.

POPULATION

Currently 13,528, nearly doubled from 2000 to 2019

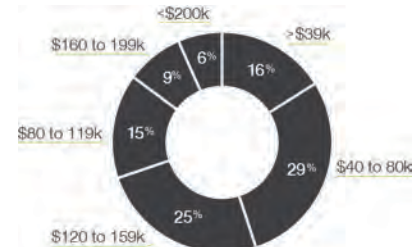
TOWN CAPACITY

Upgraded Water Treatment Plan has capacity to support an additional 50,000 residents

DEVELOPMENTS

8 currently adopted development plans with approximately 9 thousand new residential units

HOUSEHOLD INCOME





SITE FEATURES

Edgefield Place will add to the main hub for convenience shopping in Strathmore and surrounding rural communities, providing an incredible retail opportunity with a primary trade area of over 30,000 residents.



DAILY TRAFFIC
Over 25,000 vehicles pass the site daily

PRIMARY TRADE AREA

Over 30,000 residents

ACCESS

Future all turns access to be added from the Trans-Canada Highway

ANCHORS

Co-op and Peavey Mart **now open**



Edgefield Place

OTHER RETAILERS

Mark's, Tim Horton's, Little Caesars, Pet Valu, Fritou, Strathmore Now Radio



ESTABLISHED CONVENIENCE AREA

Edgefield Place shares an intersection with Ranch Market, anchored by Walmart, Sobeys and Shopper's Drug Mart



SPACES AVAILABLE

BUILDING 3

15,030 sf
Can be demised

BUILDING 6

5,100 sf
Can be demised
Drive-thru available

LEASING OPPORTUNITIES

Edgefield Place shares an intersection with Ranch Market Centre along the Trans-Canada Highway, providing a mile and a half of unobstructed exposure to the shopping hub.

USAGE

Retail and Commercial

UNIT SQUARE FOOTAGE

Range of 1,200 sf to 15,000 sf

AVAILABILITY

Possession for building 3 & 6 is 4 to 6 months from lease execution

TERM

5 to 10 Years

PARKING

700+ Stalls Available

PYLON SIGN

Opportunities available

LEASING RATE

Call to Inquire

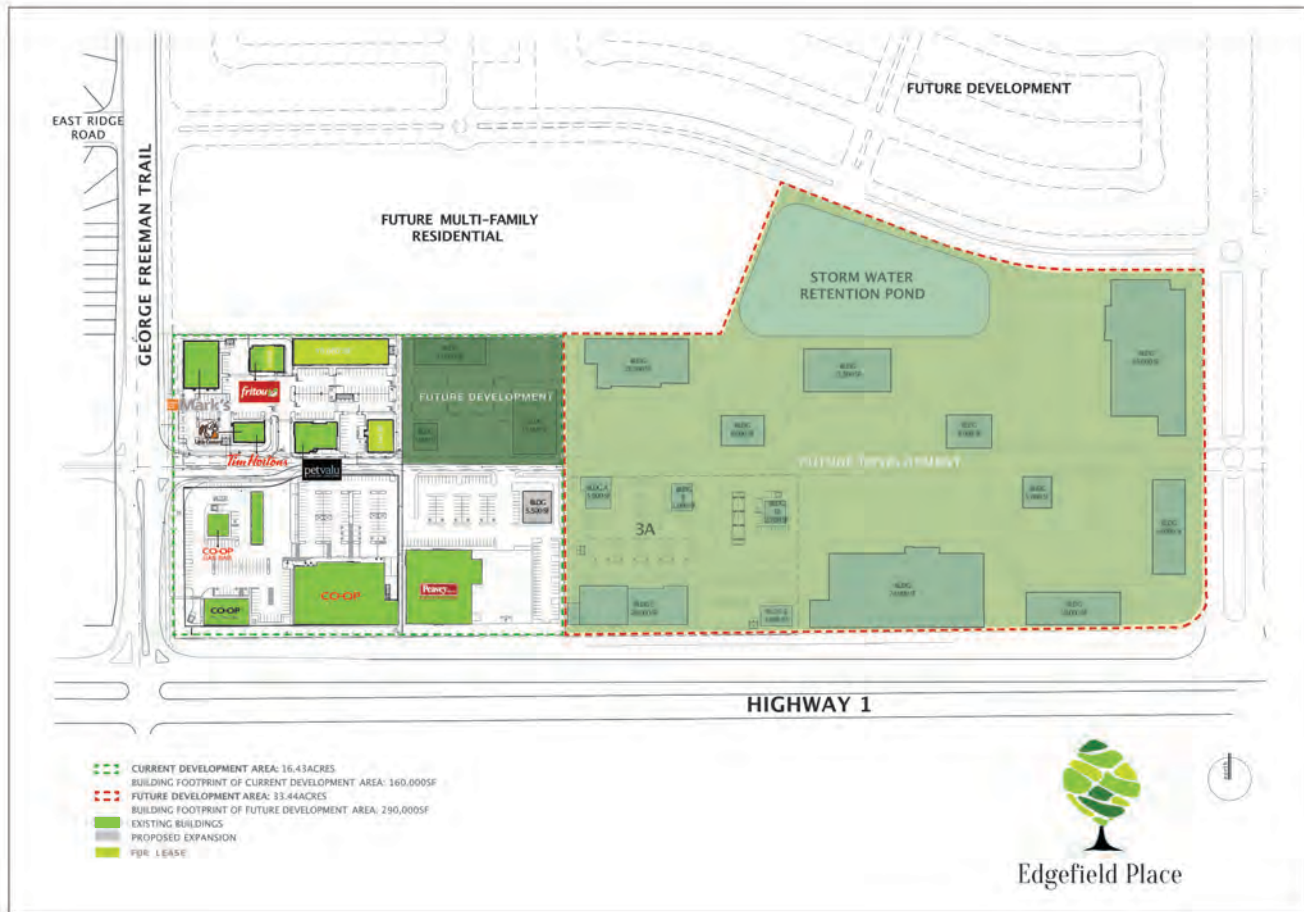
OPERATING COSTS

Approx. \$10.65 psf
(2022)



Edgefield Place

FUTURE DEVELOPMENT





Edgefield Place

A PROJECT DEVELOPED BY





L O R I S U B A | L A U R A E S P I N D L E R

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