

Scout

Real Estate Ltd

FOR LEASE

MEDICAL/PROFESSIONAL/
RETAIL
OPPORTUNITY IN DEER PARK
SHOPPING CENTRE

69 DUNLOP STREET
RED DEER, ALBERTA



FEATURES

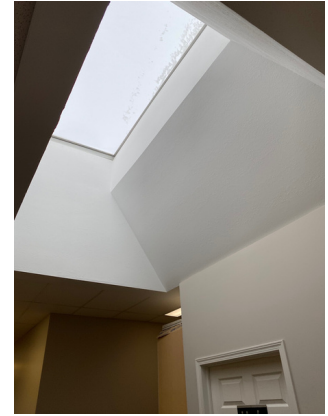
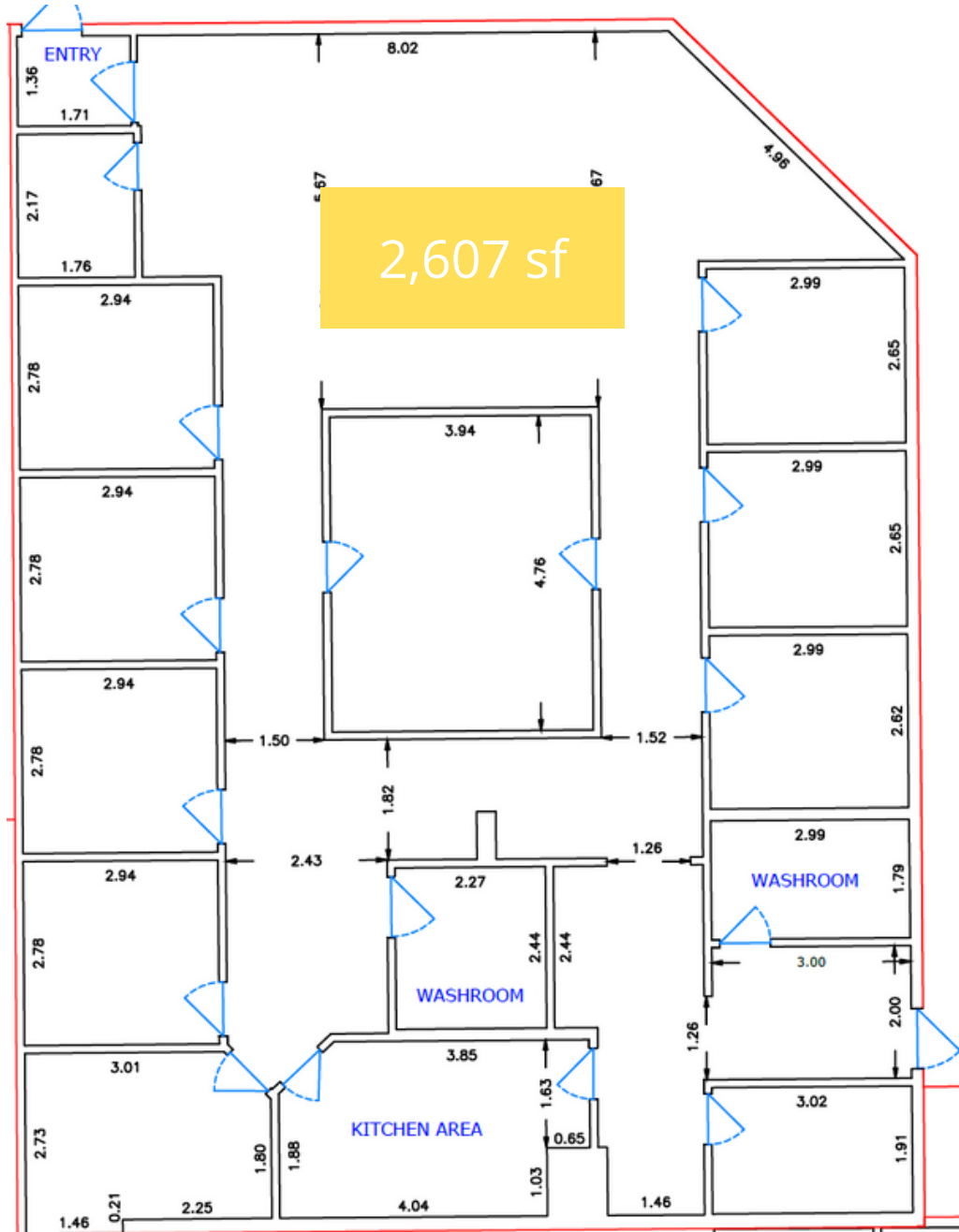
- HIGH VISIBILITY LOCATION ALONG DUNLOP STREET & 30TH AVENUE
- DEDICATED PARKING
- RECENTLY FIXTURED MEDICAL OFFICE
- STRONG TENANT MIX
- C2B COMMERCIAL ZONING

SCOUT REAL ESTATE LTD. SCOUTREALESTATE.CA

Eve Renaud
Retail Advisor & Associate
403-612-0143
erenaud@scoutrealestate.ca

Lori Suba
President & Broker
403-850-4248
lsuba@scoutrealestate.ca

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.



PROPERTY INFORMATION

- REDEMISABLE 1,200-2,607 SF
- AVAILABLE IMMEDIATELY
- LEASE TERM: 5-10 YEARS
- MARKET RENT WITH LEASE INCENTIVES
- ADDITIONAL RENT: \$12.50 PSF (2021 EST.)
- PROMINENT FASCIA & PYLON SIGNAGE
- PHARMACIST PARTNERSHIP OPPORTUNITY AVAILABLE

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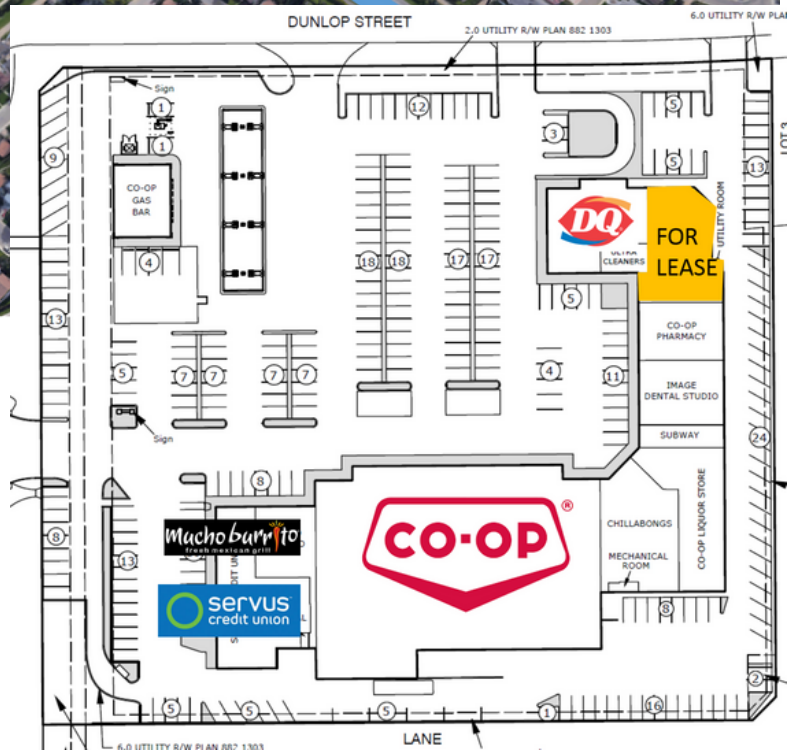


DEMOGRAPHICS

- POPULATION: 76,833 WITHIN 5 KM RADIUS
- \$133,641 AVERAGE HOUSEHOLD INCOME
- 30,908 HOUSEHOLDS WITHIN 5 KM RADIUS
- MEDIAN AGE: 37.8

ABOUT DEER PARK SHOPPING CENTRE

- GROCERY ANCHORED COMMUNITY SHOPPING CENTRE
- LOCATED AT THE CORNER OF DUNLOP STREET AND 30TH AVENUE
- NEIGHBOURING TENANTS INCLUDE: CO-OP, CO-OP PHARMACY, DQ, SERVUS CREDIT UNION, IMAGE DENTAL CARE



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