

Scout

Real Estate Ltd

FOR LEASE

PROMINENT RETAIL
OPPORTUNITY IN
NORTHWEST COCHRANE

MOUNTAIN RIDGE PLAZA
100 HORSE CREEK ROAD
COCHRANE, ALBERTA



FEATURES

- HIGH VISIBILITY LOCATION ALONG HIGHWAY 1A
- AMPLE PARKING
- ADJACENT TO THE GROWING COMMUNITIES OF HERITAGE HILLS & HEARTLAND
- NEW CONSTRUCTION

SCOUT REAL ESTATE LTD.
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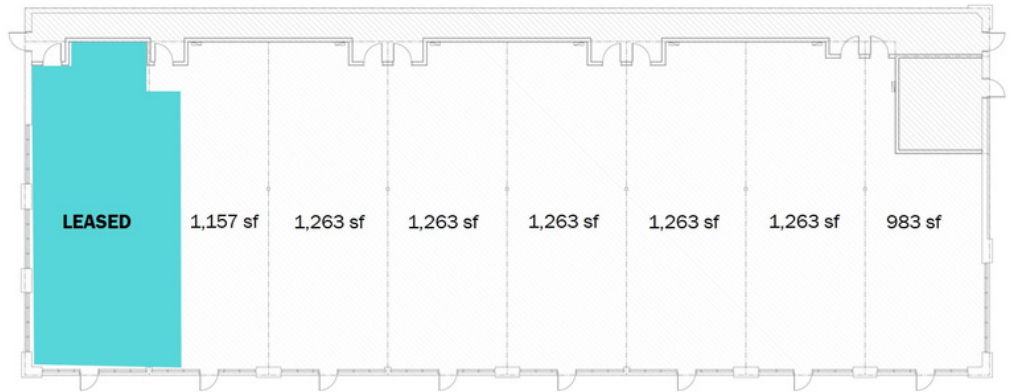
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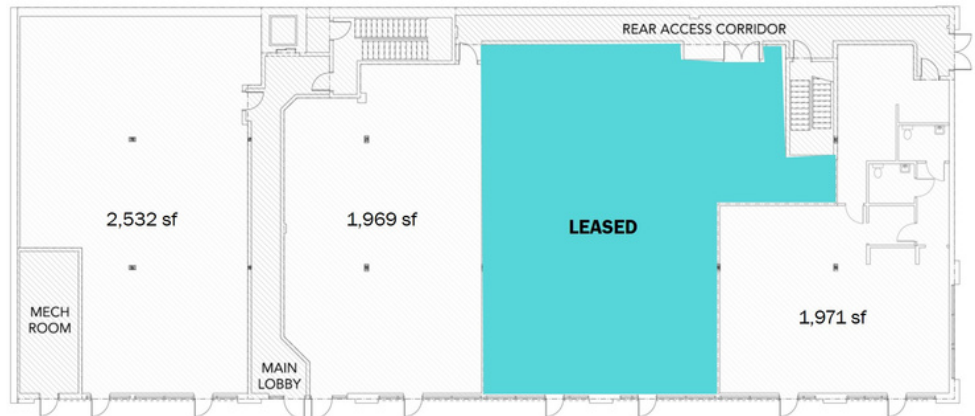
**BUILDING 1
AVAILABLE SPACES**

902 SF - 8,455 SF



**BUILDING 2
AVAILABLE SPACES**

1,971 SF - 2,532 SF



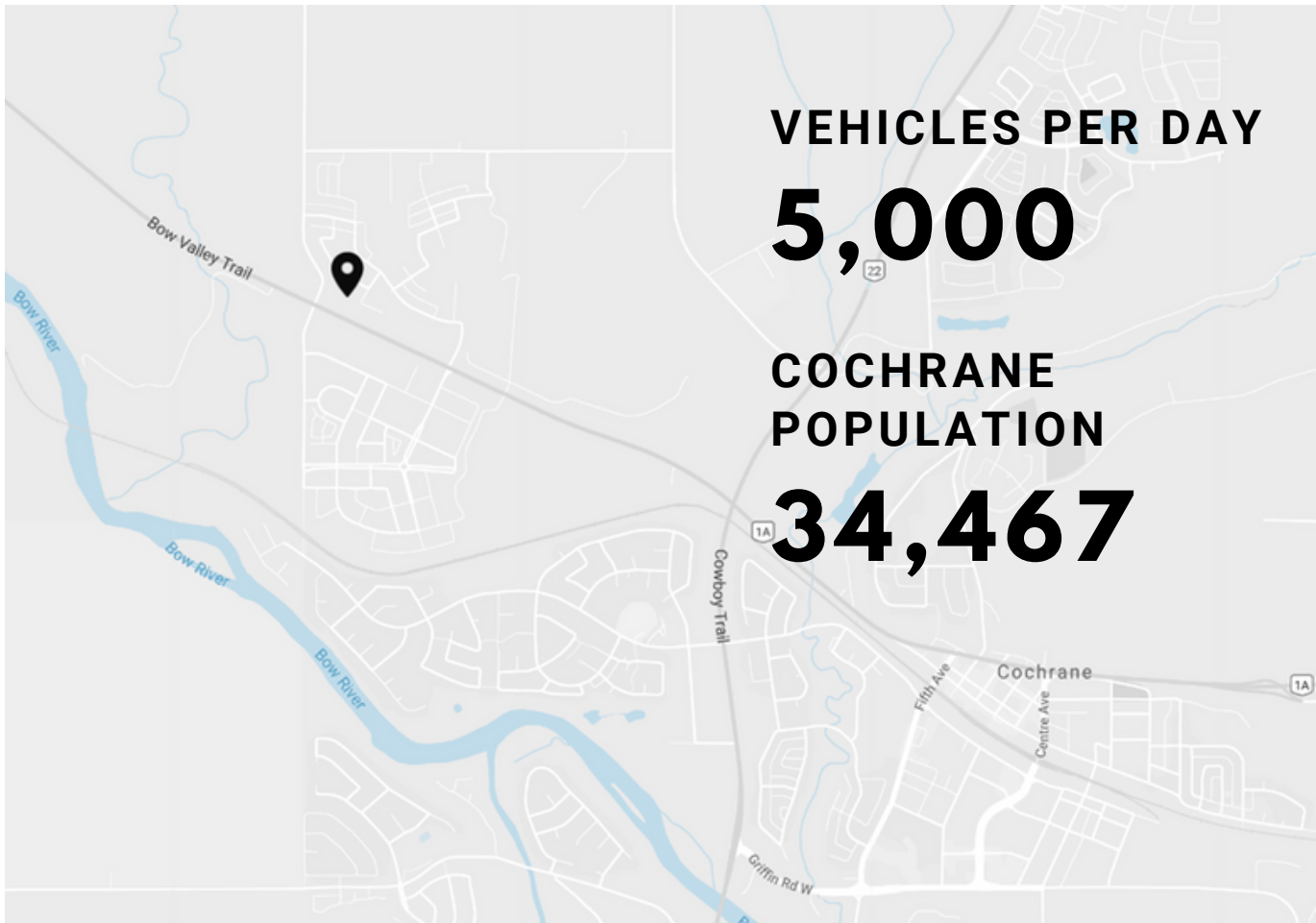
PROPERTY INFORMATION

- AVAILABLE IMMEDIATELY
- LEASE TERM: 5-10 YEARS
- MARKET RENT WITH LEASE INCENTIVES
- ADDITIONAL RENT: \$7.59 PSF (2021 EST.)
- PROPERTY TAX: \$2.95 PSF (2021 EST.)
- PROMINENT FASCIA & PYLON SIGNAGE
- ZONING: C (LOCAL COMMERCIAL DISTRICT)

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DEMOGRAPHICS

- POPULATION: 22,929 WITHIN 5 KM RADIUS
- \$139,327 AVERAGE HOUSEHOLD INCOME
- 8,820 HOUSEHOLDS WITHIN 5 KM RADIUS
- MEDIAN AGE: 38.1

ABOUT MOUNTAIN RIDGE PLAZA

- LOCATED AT THE CORNER OF HORSE CREEK ROAD AND HIGHWAY 1A
- NEIGHBOURING TENANTS INCLUDE: CO-OP WINE & SPIRITS, ANYTIME FITNESS, DAYCARE

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