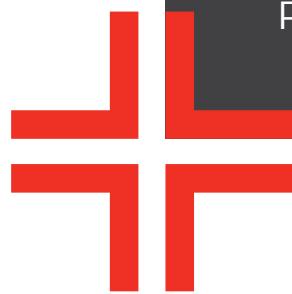




PINE CENTRE

800 Pine Road
Strathmore, AB

PROPERTY LEASING BROCHURE



BRANDON SIBAL
Personal Real Estate Corporation
604.628.2582
brandon@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Pine Centre is a well positioned, highly visible strip centre that is strategically located just 35 km east of Calgary in Strathmore, Alberta. The site is anchored by a 40,000 SF No Frills grocery store, Dollar Tree and Canadian Tire, with an all-turns signalled intersection, traffic can easily enter & exit the site off of Highway 1, Canada's major East/West transportation route.

Join other tenants like Tim Hortons, McDonald's, Boston Pizza, Fire and Flower, and Scotiabank.

- Strathmore's population has increased by 10.3% over the last 5 years and is expected to show strong and steady growth of 9.8% over the next 5 years.
- The town's economy base is diversified with manufacturing, cattle operations, agriculture, public sector, and oil and gas.
- The town has available services to double in size and has a number of Area Structure Plans in progress.



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DETAILS

 1,519 SF available

 Availability: Immediately

 187 Surface Parking

 Highway 1: 26,350 VPD

 Signage: Highway 1 Pylon & Building Signage

 Additional Rent: \$12.13 PSF + 5% of base rent mgmt fee

 Contact Listings Agent for Rates

 VIRTUAL TOUR (End-Cap Unit)

AREA TENANTS



DOLLAR TREE *

NOFRILLS



DEMOGRAPHICS

	1KM	3KM	5KM	TRADE AREA
2025 Population	2,289	13,141	16,600	31,321
2030 Population Projection	2,560	14,553	18,205	33,825
2025 Avg HH Income	\$90,595	\$110,184	\$111,005	\$111,802
2025 Daytime Population	2,484	11,213	14,640	26,225

CONTACT

BRANDON SIBAL

Personal Real Estate Corporation
Sittings Realty Ltd

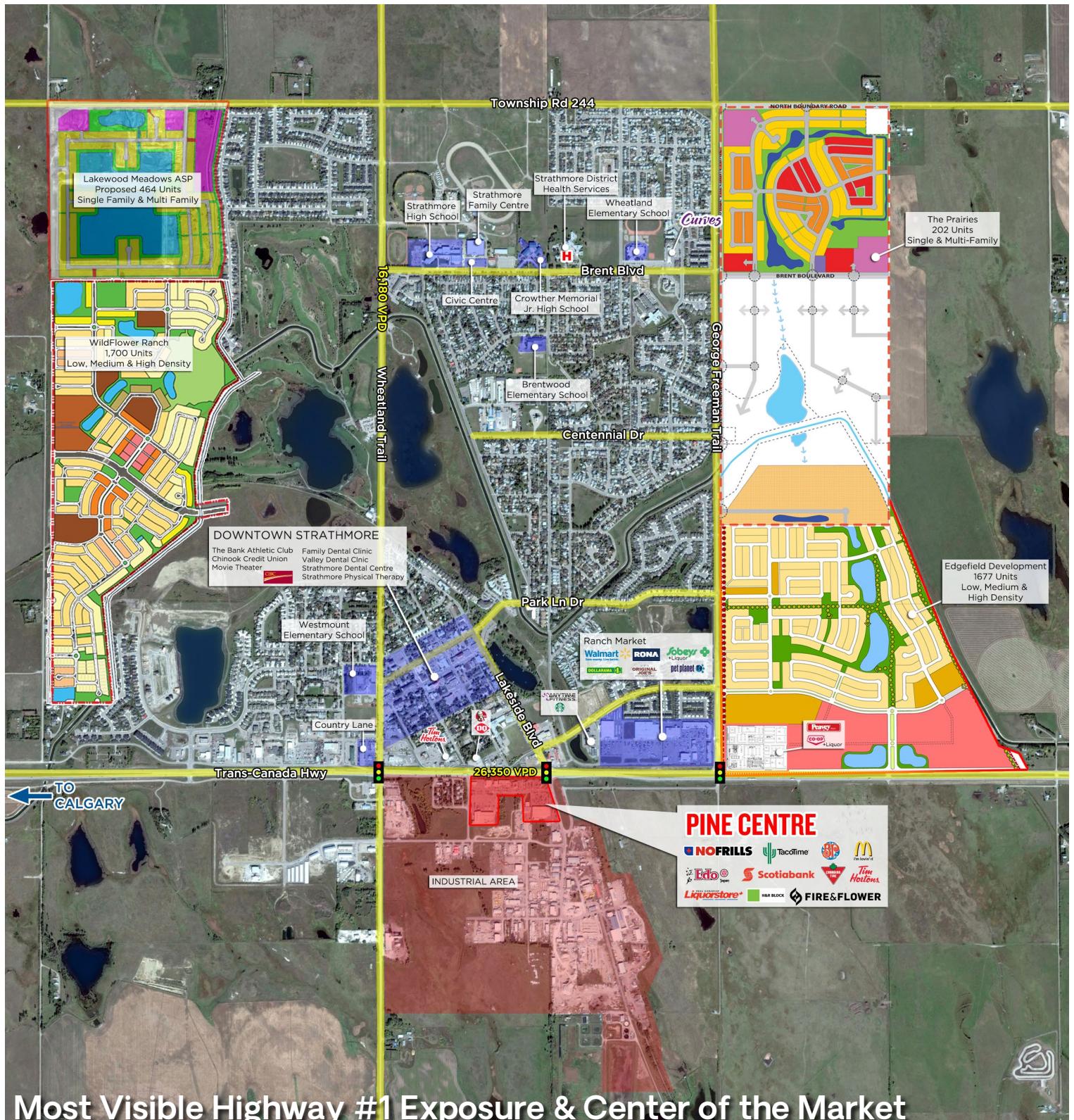
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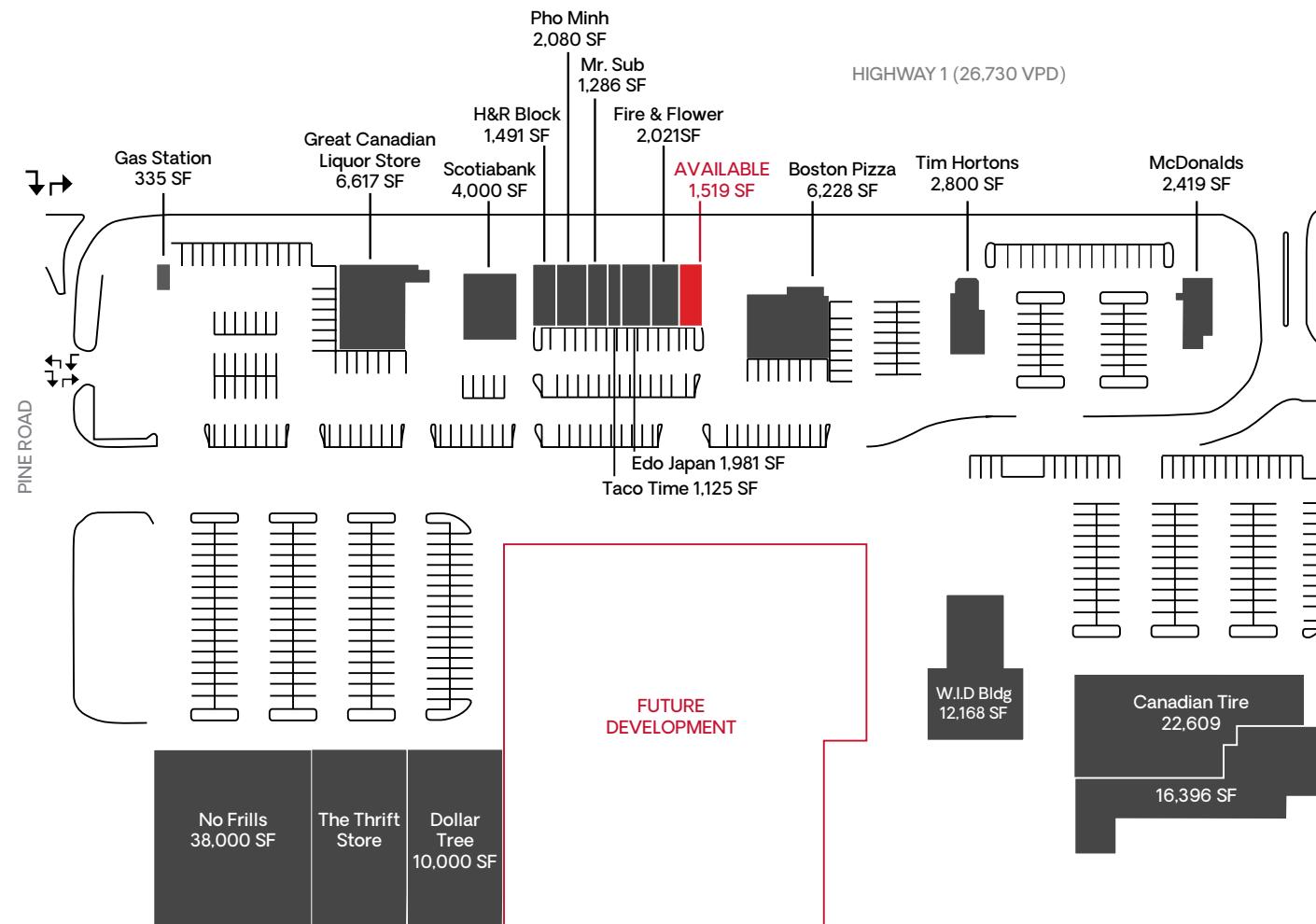
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[VIRTUAL TOUR \(End-Cap Unit\)](#)

Home

Hardware



