



PINE CENTRE

800 Pine Road
Strathmore, AB

PROPERTY LEASING BROCHURE

BRANDON SIBAL

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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 5.9% over the last 5 years and is expected to show strong and steady growth of 5.8% 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.



DETAILS

✚ 1,519 SF available	✚ <u>Signage:</u> Highway 1 Pylon & Building Signage
✚ <u>Availability:</u> 30 days notice	✚ <u>Additional Rent:</u> \$11.90 PSF
✚ 187 Surface Parking	✚ Contact Listings Agent for Rates
✚ <u>Highway 1:</u> 26,350 VPD	▶ <u>VIRTUAL TOUR (End-Cap Unit)</u>

AREA TENANTS



DEMOGRAPHICS

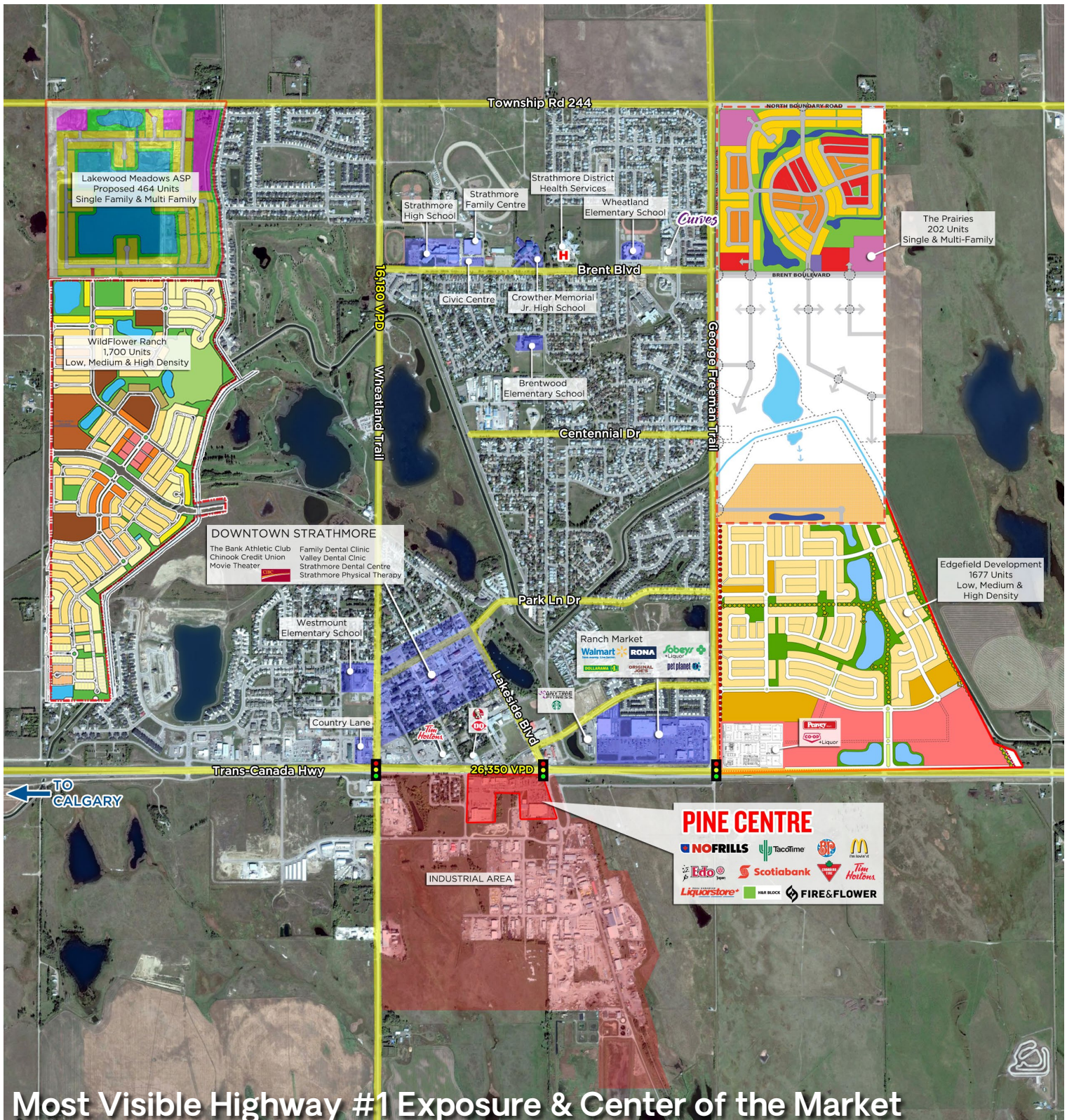
	1KM	3KM	5KM	TRADE AREA
2024 Population	2,178	12,540	15,873	30,254
2029 Population	2,314	13,310	16,739	32,001
2024 Avg HH Income	\$78,874	\$97,180	\$97,597	\$96,798
2024 Daytime Population	2,483	10,908	14,186	25,241

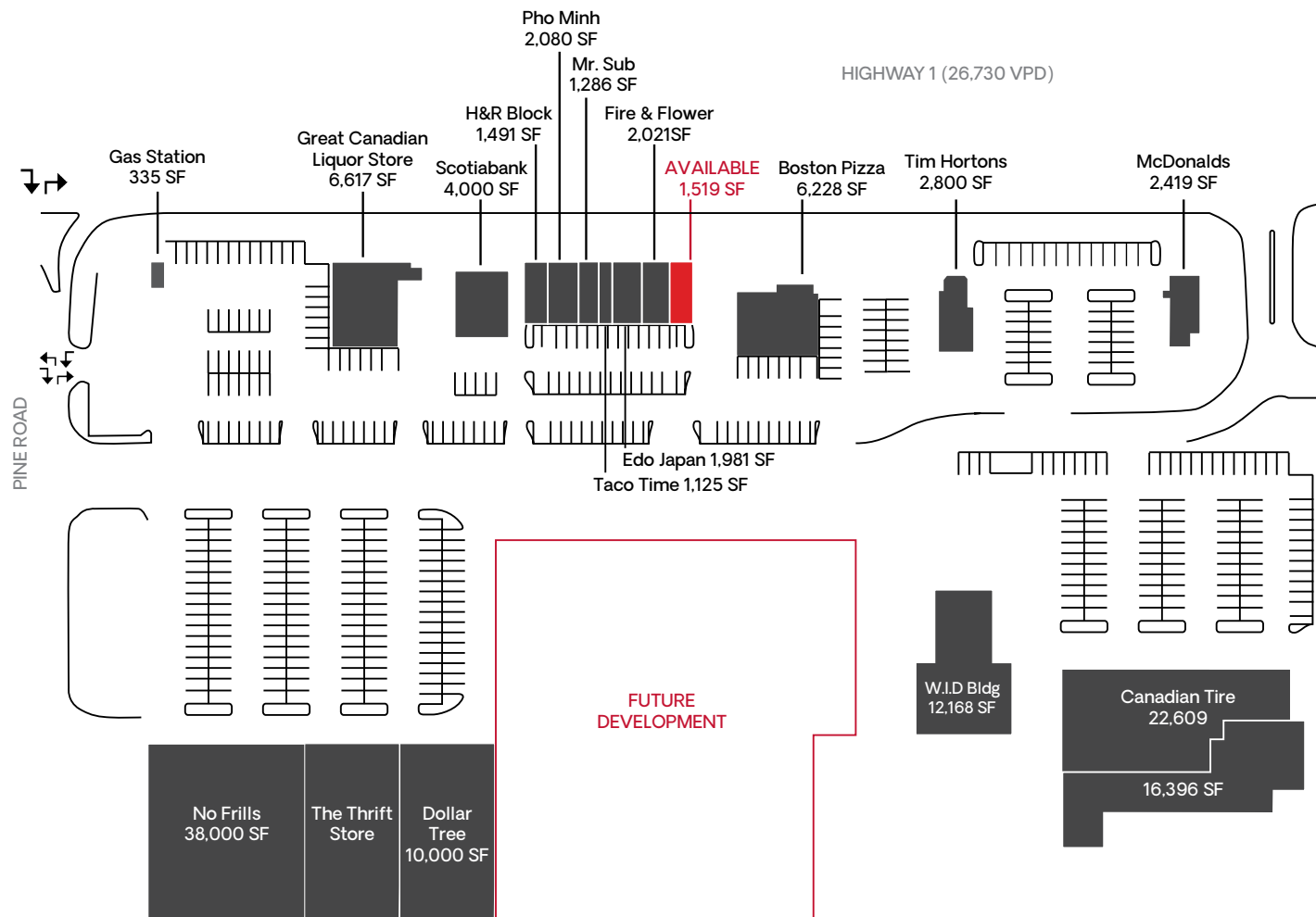
CONTACT

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VIRTUAL TOUR (End-Cap Unit)

Home
Hardware



