SITINGS



PINE CENTRE

800 Pine Road
Strathmore, AB

PROPERTY LEASING BROCHURE

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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
- Signage: Highway 1 Pylon & Building Signage
- Availability: Immediately
- Additional Rent: $12.13 PSF + 5% of base rent mgmt fee
- 187 Surface Parking
- Contact Listings Agent for Rates
- Highway 1: 26,350 VPD
- VIRTUAL TOUR (End-Cap Unit)

AREA TENANTS

Canadian Tire, Home hardware, Dollar Tree, No Frills, Tim Hortons

DEMOGRAPHICS

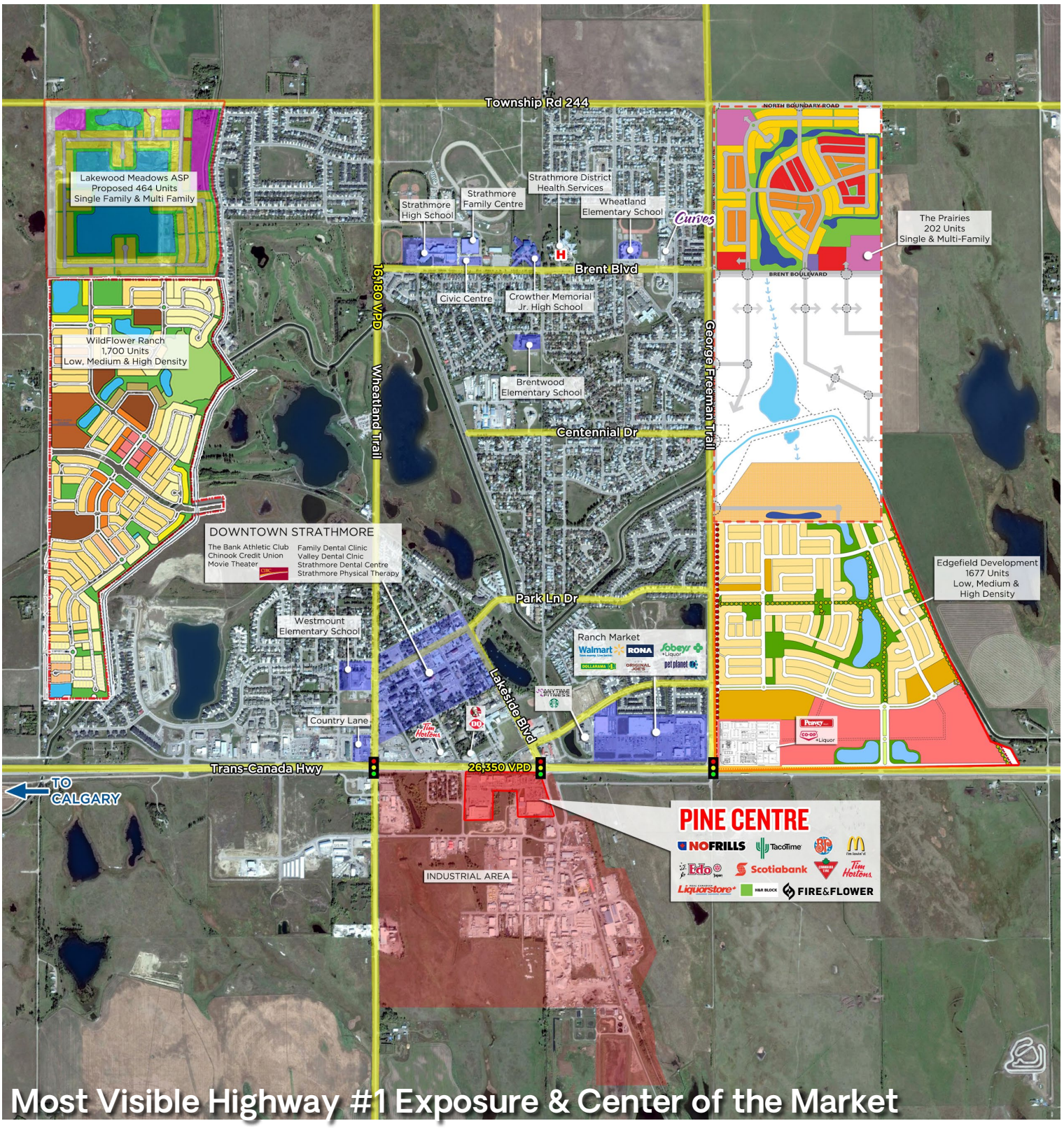
	1KM	3KM	5KM	TRADE AREA
2025 Population	2,289	13,141	16,600	31,321
2030 Population Projection	2,560	14,553	18,205	33,825
2025 Avg HH Income	$90,595	$110,184	$111,005	$111,802
2025 Daytime Population	2,484	11,213	14,640	26,225

CONTACT

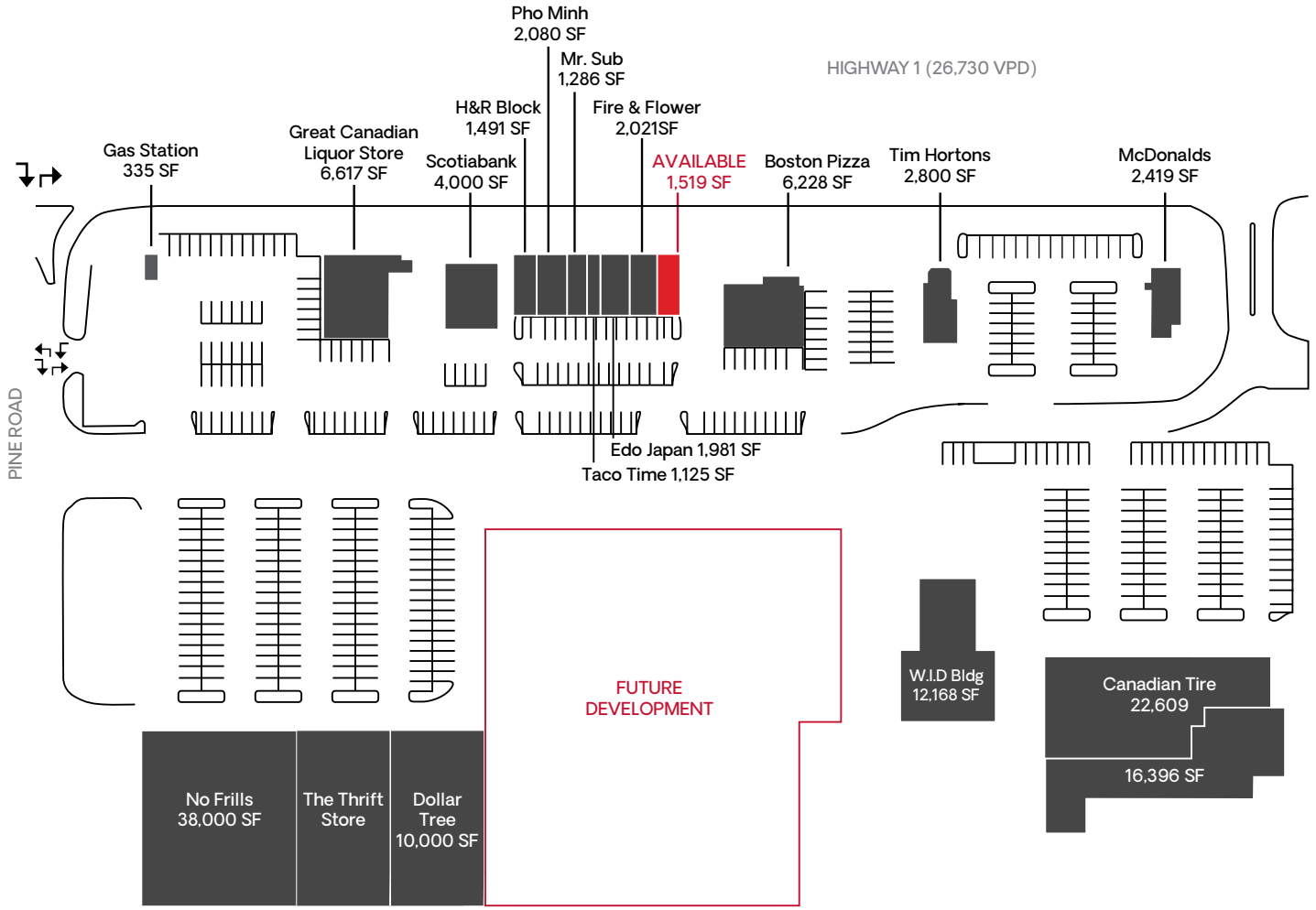
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VIRTUAL TOUR (End-Cap Unit)

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