

Blackstone

For Lease

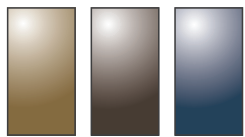
2440 Division Avenue NW | Medicine Hat, AB

Retail Adjacent to Family Leisure Centre

Northpointe Crossing



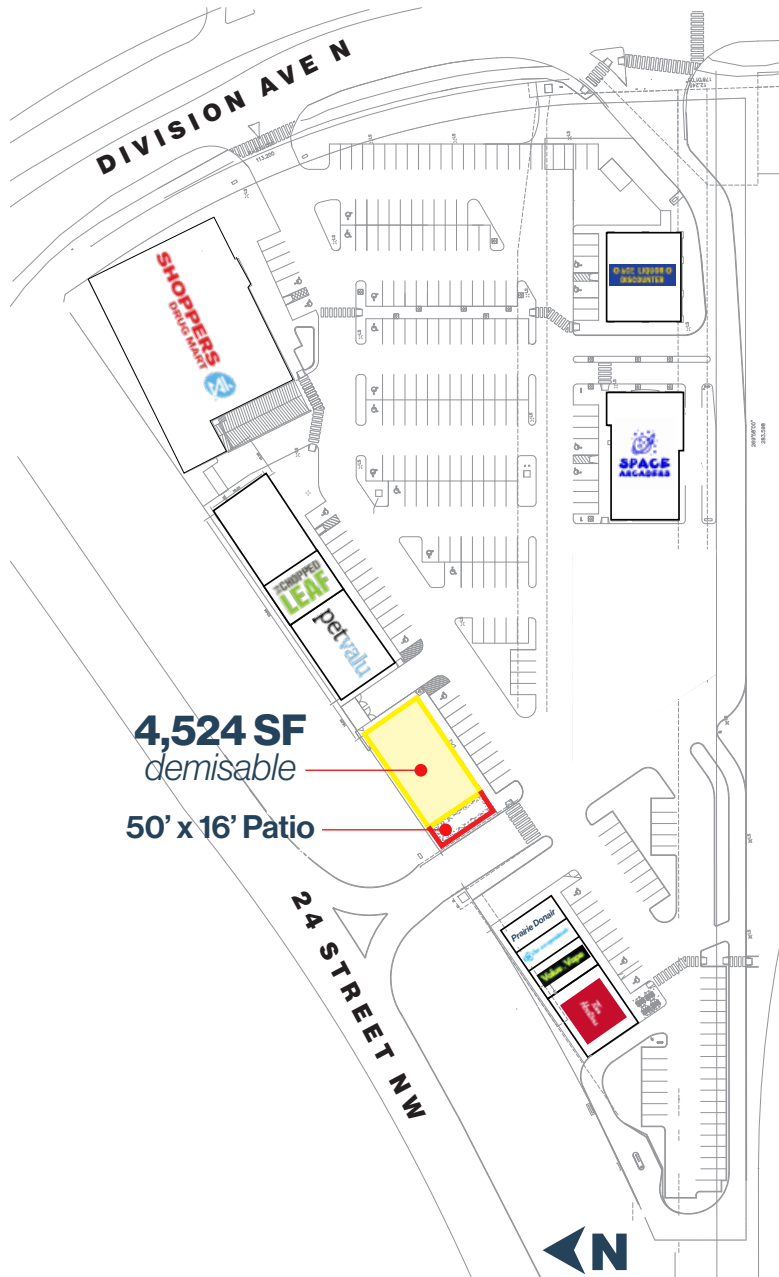
Paul Ramikie | CCIM
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2440 Division Avenue NW | Medicine Hat, AB
Retail Adjacent to Family Leisure Centre



Size Available

1,100 SF – 4,511 SF

Availability

Immediately

Net Rate

Market

Op Costs

\$13.00 PSF (Est.)

Zoning

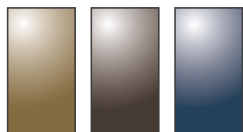
Mixed-use

Parking

Ample / open

Highlights

- High visibility end-cap and standalone options available
- Neighbourhood centre anchored by Shoppers Drug Mart and Shadow anchored by Co-op grocery
- Located immediately adjacent to Medicine Hat Family Leisure Centre and surrounded by residential density
- Northpointe Crossing services over 16,500 residents and draws from Box Springs Business Park and the town of Redcliff
- Target tenants: Daycare, Dental, QSR, Hair Salon or Nail Salon

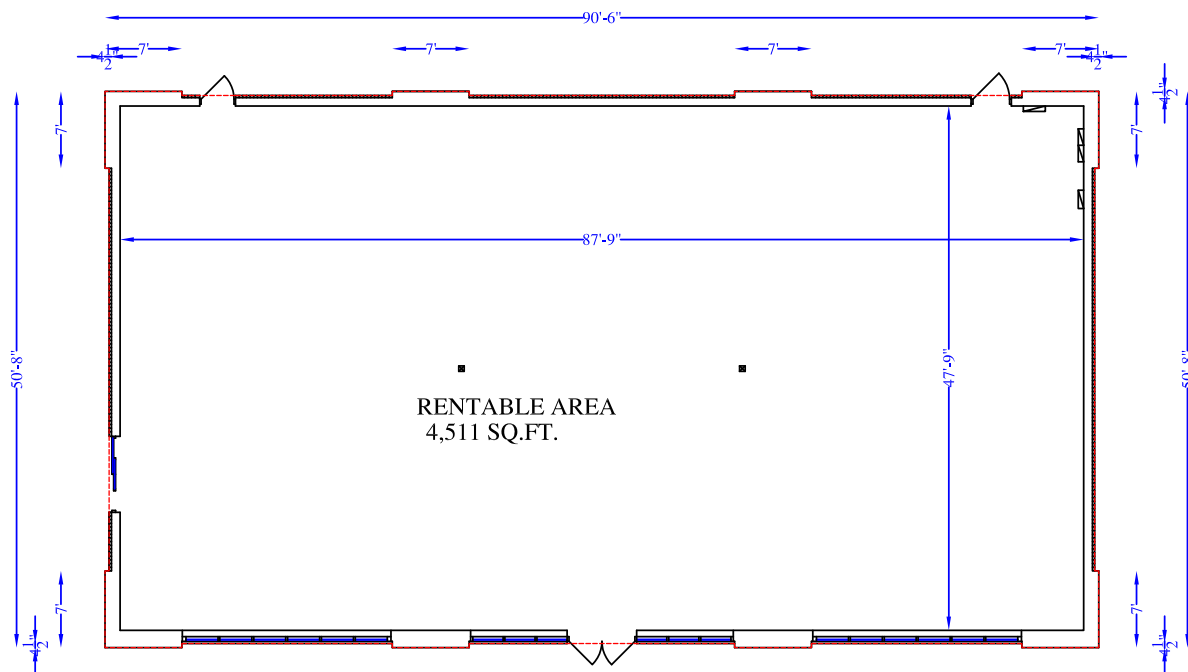


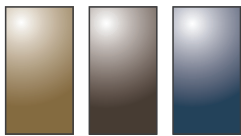
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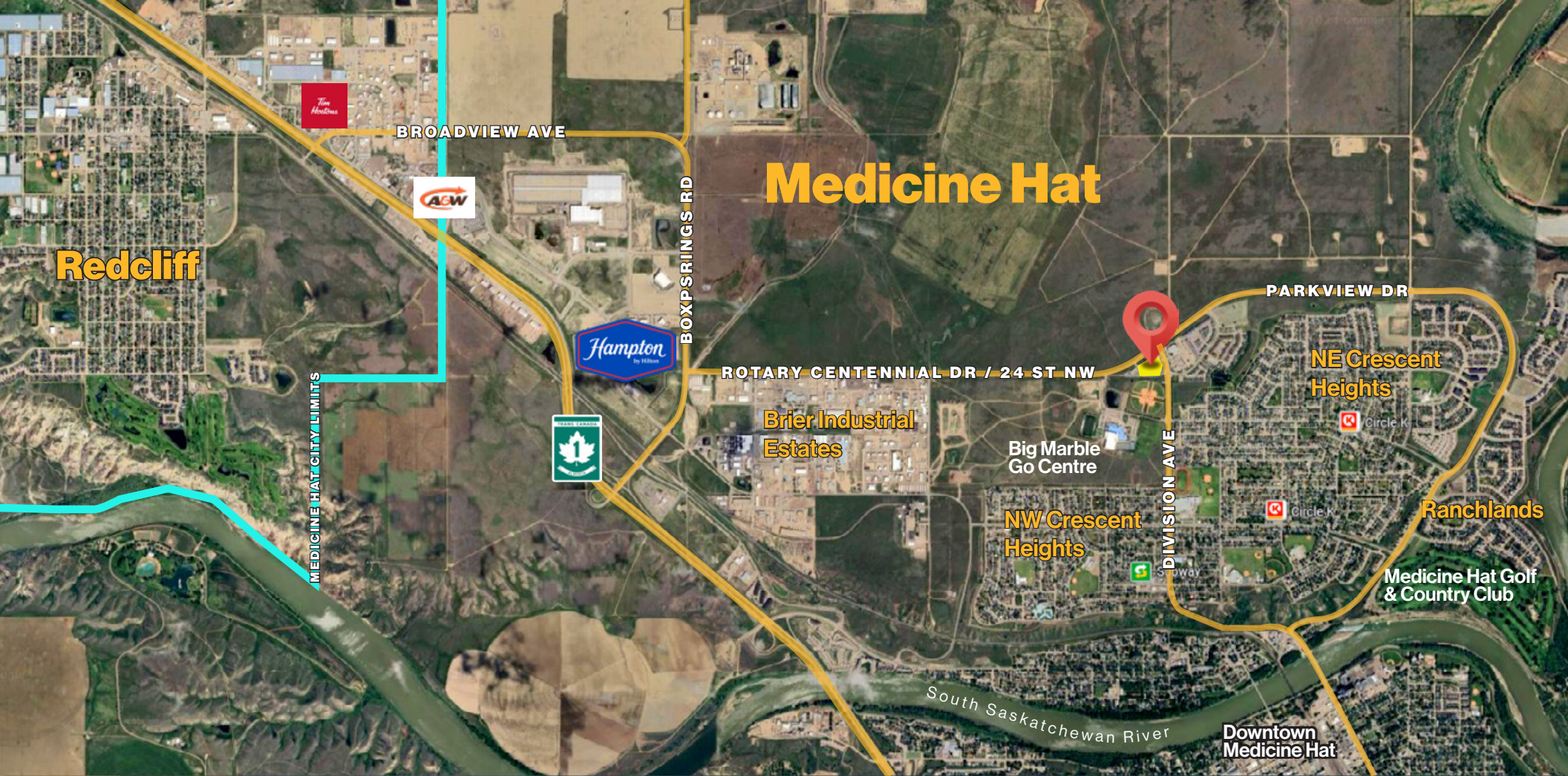
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NEIGHBORHOOD
Medicine Hat



POPULATION
3KM
17,367



MEDIAN AGE
42.1

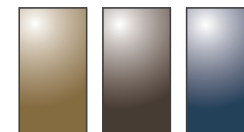


HOUSEHOLD INCOME
\$70,863



TRAFFIC COUNT
21,660 VPD | Trans-Canada & Boxsprings Rd

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Thank you for your Interest



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