

### **STANDALONE DRIVE THRU OPPORTUNITY**

# FOR LEASE

## ALASKA HIGHWAY REDEVELOPMENT OPPORTUNITY

## REDEVELOPMENT OPPORTUNITY

3515 Caxton Street, Whitecourt, AB

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## THE PROPERTY

DQ

Pizza

Edo®

GGM

i

#### REDEVELOPMENT OPPORTUNITY TOTAL LOT SIZE: ±2 ACRES/20,000 SF

 Area retailers/businesses include: Ricky's, Fatburger, Bar Burrito, Boston Pizza, Starbucks, McDonalds , KFC, A&W, Dairy Queen, Wendy's, and many others.

- Strategically located with direct access to Highway 43
- Average number of vehicles per day is over 18,000 along Highway 43
  - High exposure signage opportunities available.
- C7 Hilltop Commercial Zoning
  allows for a large variety of uses
  - Site features ample
    on-site parking
  - Lease Rate: Market

PIZZA 73

HX

Pizza

IDEAL FOR:

DRIVE THRU FOOD SERVICE

RESTAURANT

EAGLE'S NEST

CAMPGROUNDS KITCHENS - T.V.

NO SEANS!

EAGLES NEST

PV.

PARK

RETAIL STORE

м

MEDICAL USE



#### 

DEMOGRAPHICS

HOUSEHOLDS			
1km	3km	5km	
527	2,488	4,091	



6-9

#### VEHICLES PER DAY

Approximetaly 12,590 on Highway 43 in front of property in 2022





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