

FOR LEASE

**ALASKA HIGHWAY
REDEVELOPMENT
OPPORTUNITY**

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OPPORTUNITY**

3515 Caxton Street, Whitecourt, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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THE PROPERTY

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



IDEAL FOR:

- DRIVE THRU FOOD SERVICE
- RESTAURANT
- RETAIL STORE
- MEDICAL USE

PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	1,453	6,385	11,175

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

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$155,975	\$146,202	\$151,086

VEHICLES PER DAY	VEHICLES PER DAY		
		Approximately 12,590 on Highway 43 in front of property in 2022	



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