

FOR LEASE

ALASKA HIGHWAY REDEVELOPMENT OPPORTUNITY

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3515 Caxton Street, Whitecourt, AB

Cushman & Wakefield Edmonton

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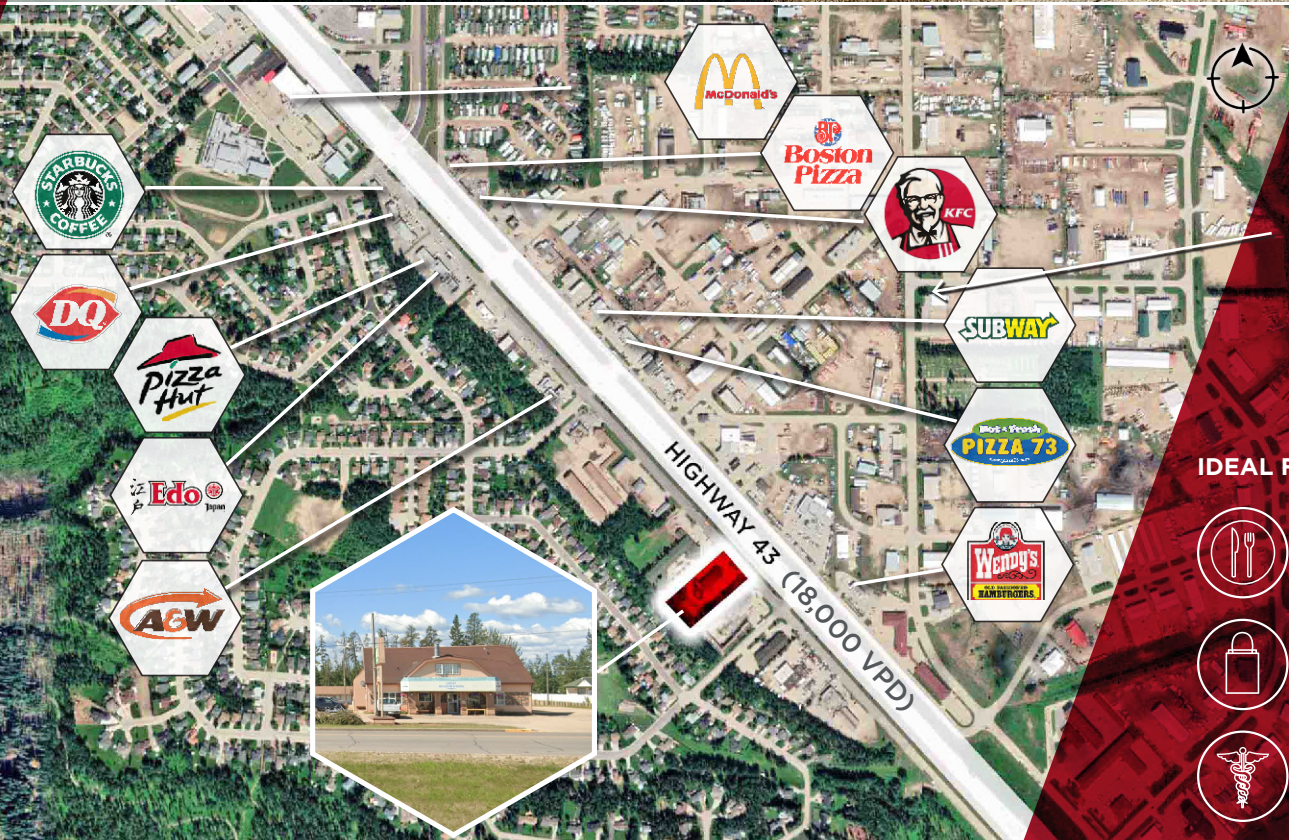
THE PROPERTY

NEW BUILD 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:



RESTAURANT



RETAIL STORE



MEDICAL USE



DEMOGRAPHICS

POPULATION	1km	3km	5km
	2,026	8,270	10,562

HOUSEHOLDS	1km	3km	5km
	768	3,325	4,160

AVERAGE INCOME	1km	3km	5km
	\$153,162	\$132,083	\$136,215

VEHICLES PER DAY
Approximately 18,000 on Highway 43 in front of property in 2022



**CUSHMAN &
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