

pharmacy ______

JOIN SAVE ON FOODS

EXPANSION OPPORTUNITY ADJACENT TO SAVE ON FOODS

NEW DRIVE-THRU OPPORTUNITY

FOR LEASE CAMROSE SHOPPING CENTRE

Grocery Anchored Shopping Centre

David Cooney Partner 780 917 8327 david.cooney@cwedm.com

6608 48 Avenue Camrose, AB

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

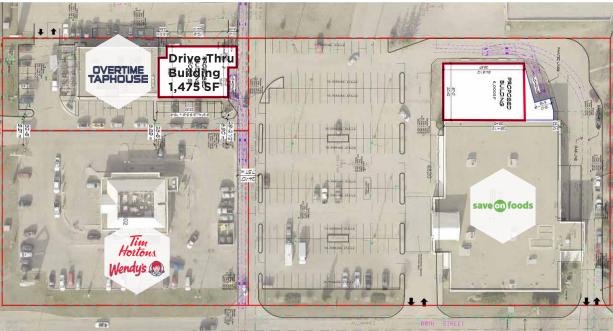
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save on foods

PROPERTY HIGHLIGHTS

- High visibility Shopping Centre in the heart of the 48 Avenue retail corridor in Camrose
- Excellent parking and access
- Retail customer draws in the immediate area include Save On Foods, Overtime Taphouse, Tim Horton's, Wendy's and Alberta Motor Association
- Many other customer generators in the area, including Wal Mart, Shoppers Drug Mart, Superstore, Safeway and Canadian Tire
- Population of Camrose over 21,182 (2024 | 5km)
- Average income: \$108,782 (5 km)





PROPERTY DETAILS

Expansion Opportunity:

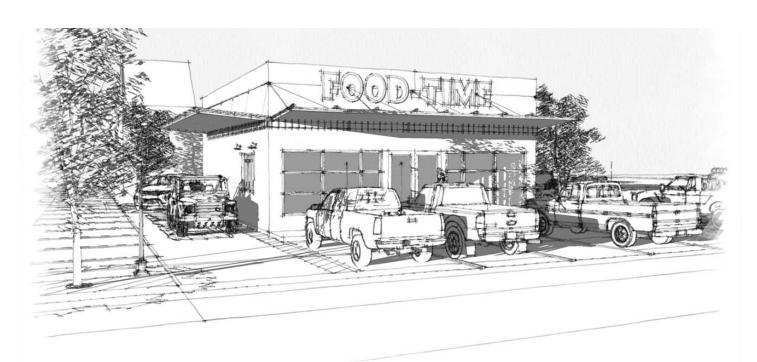
- Up to 6,000 SF (approx.) available adjacent to Save On Foods
- Up to 1,475 SF (approx.) available with drive-thru just north of Overtime Taphouse

Operating Costs:

- Estimate at \$13.00 per SF (est. 2025)
- Zoning: C3



DRIVE-THRU CONCEPT



CAMROSE - CONCEPT FOR DRIVE-THRU NEAR SAVE-ON FOODS

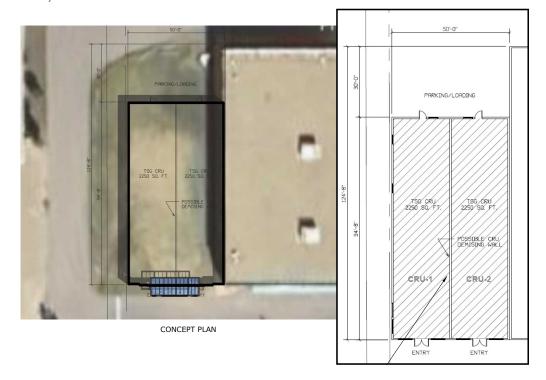
JANUARY 16 2025

NEW DRIVE-THRU AVAILABLE





NEW BUILDING WITH DRIVE-THRU





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