

FOR LEASE

# PONOKA PLAZA

Unit #8, 4800 AB-2A,  
Ponoka, AB

AVAILABLE IMMEDIATELY

TWO 1,020 SF RETAIL BAYS AVAILABLE

## PROPERTY HIGHLIGHTS

- Join Subway, Dairy Queen, Busters Pizza, Esso, Boston Pizza and Shining Stars Daycare!
- Strategically located along Highway 2A.
- Highway 2A sees over 14,000 vehicles per day in each direction
- Average household income within a 1km radius is over \$85,944
- Area retailers/businesses include No Frills, McDonalds, Wendy's and others
- Features ample on site parking
- C2 - Highway Commercial District zoning allows for a wide variety of uses
- High exposure signage opportunities available

**Devan Ramage**

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# PROPERTY DETAILS

**Municipal Address:** Unit #8, 4800 AB-2A,  
Ponoka, AB

**Legal Description:** Plan 7922917  
Block 55  
Lot 18

**Zoning:** C2: Highway Commercial  
District

**Lease Rate:** Market

**Size Available:** Two 1,020 SF Units (2,040 SF  
of contiguous space)

**Available:** Immediately

**Operating Costs:** \$8.52 per SF (2024)

## AERIAL



# DEMOGRAPHICS

**POPULATION**

Icon	1km	3km	5km
	3,136	8,195	8,606

**HOUSEHOLDS**

Icon	1km	3km	5km
	1,415	3,371	3,519

**AVERAGE INCOME**

Icon	1km	3km	5km
	\$93,903	\$104,681	\$106,191

**VEHICLES PER DAY**

	6,610 on Highway 2A	4,710 on Highway 54
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# PROPERTY PHOTOS



# INTERIOR PHOTOS



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