

SITE

FOR LEASE
**THICKWOOD
HEIGHTS SHOPPING
CENTRE**

148 Signal Road,
Fort McMurray, AB

UP TO 5,539 SF AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- Join Save-On Foods, Shoppers Drug Mart, Edo Japan, Subway, Dairy Queen, Pet Valu, Sobey's Liquor, Petro Canada and other general retailers!
- Located within a 500 metre radius to Thickwood Heights School, St. Paul's Elementary School, Father Patrick Mercredi Community High School & Frank Spragins High School.



CLICK TO VIEW DRONE VIDEO

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**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower
10088 - 102 Avenue
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PROPERTY DETAILS

Municipal Address: 148 Signal Road,
Fort McMurray, AB

Legal Description: Plan 0321618, Block 32, Lot 10

Zoning: C3 - Shopping Centre Commercial

Neighbourhood: Thickwood Heights

Parking Area: Ample

Operating Cost: \$16.50 per SF (2024)

AERIAL



SITE PHOTO



MAP OF FORT MCMURRAY



PARSONS CREEK

TIMBERLEA

CONFEDERATION WAY

THICKWOOD HEIGHTS

THICKWOOD BOULEVARD

SITE

HIGHWAY 63

DOWNTOWN

THICKWOOD HEIGHTS DEMOGRAPHICS



POPULATION
12,976

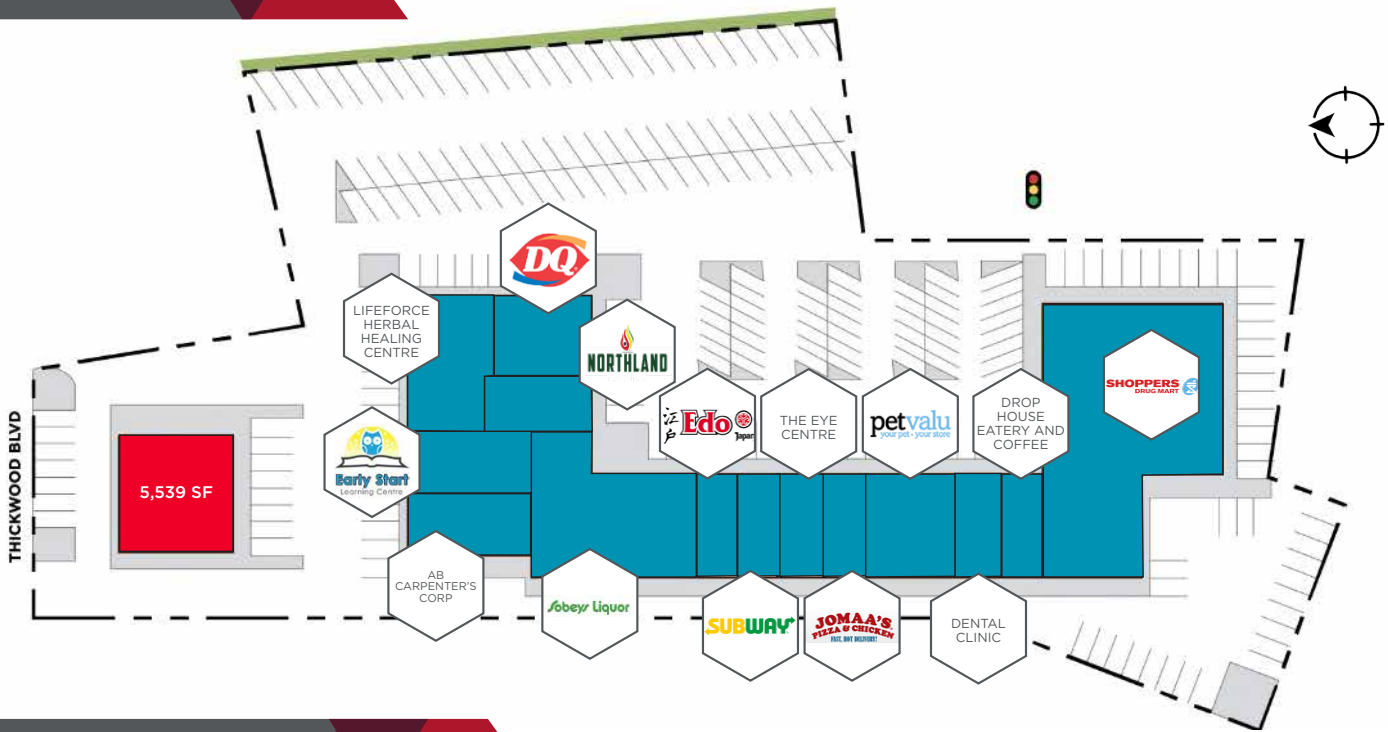


AVERAGE INCOME
\$245,396



HOUSEHOLDS
4,577

SITE PLAN



DEMOGRAPHICS

POPULATION	1km	3km	5km
	4,718	27,658	62,596

AVERAGE INCOME	1km	3km	5km
	\$164,223	\$169,566	\$167,474

HOUSEHOLDS	1km	3km	5km
	1,763	6,243	14,101



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