



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**SITE**

FOR LEASE

# THICKWOOD PLAZA 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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# 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



## THICKWOOD HEIGHTS DEMOGRAPHICS



POPULATION EST. 2024  
14,249



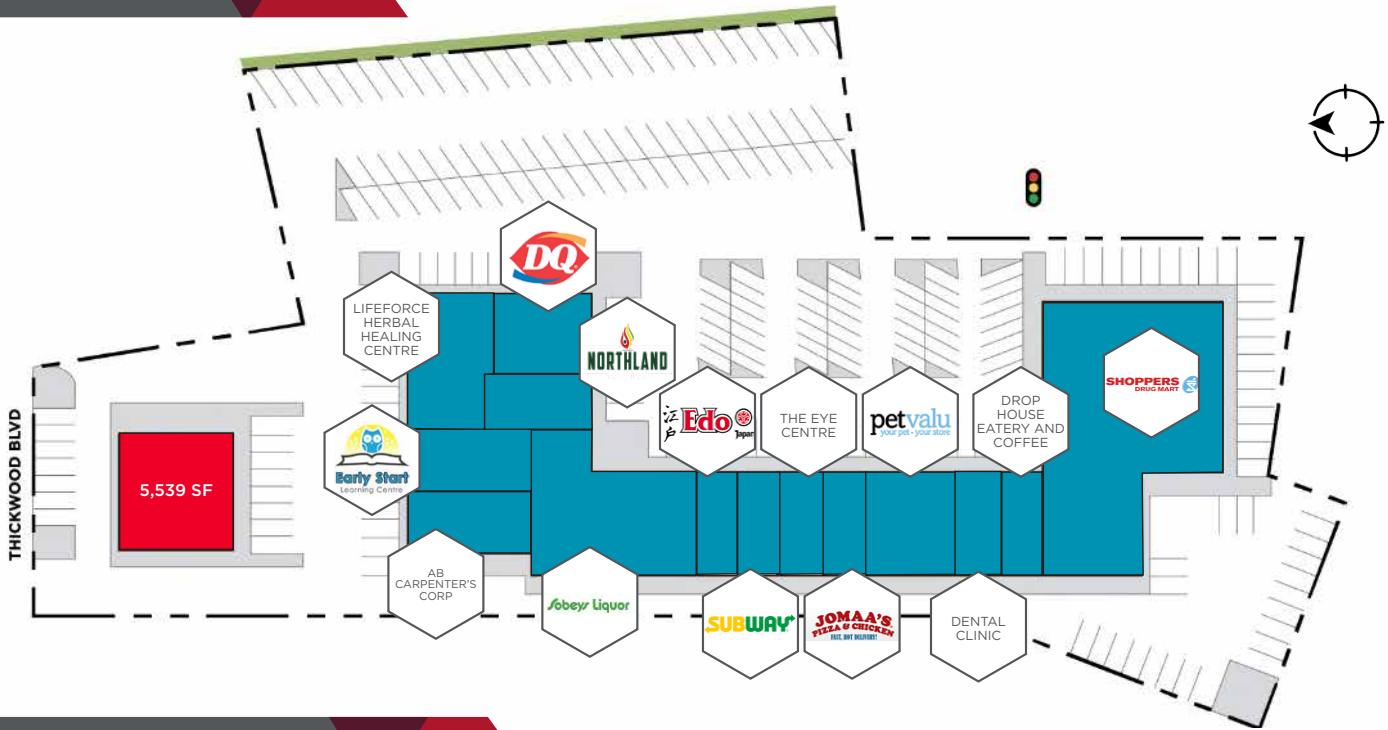
AVERAGE INCOME EST. 2024  
\$ 240,052



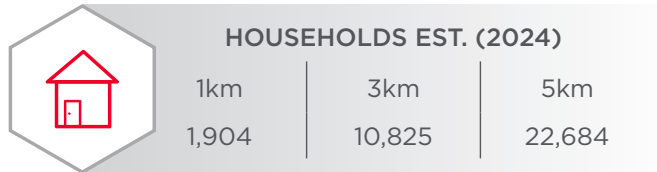
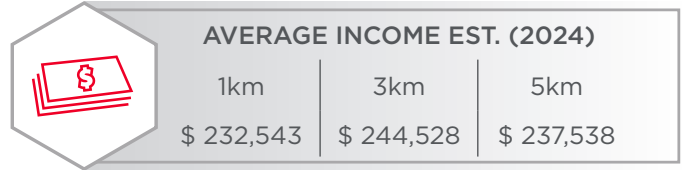
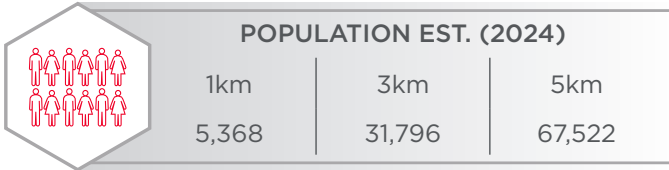
HOUSEHOLDS EST. 2024  
4,751



# SITE PLAN



# DEMOGRAPHICS



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