

# FOR LEASE THICKWOOD PLAZA SHOPPING CENTRE

101 Signal Road, Fort McMurray, AB

#### 2,000 SF RETAIL/OFFICE SPACE (CURRENTLY FULLY FIXTURED OFFICE SPACE)

## PROPERTY HIGHLIGHTS

• Join Save-On Foods, Shoppers Drug Mart, Edo Japan, Subway, Dairy Queen, Pet Valu, Sobeys Liquor, Petro Canada and other general retailers in the area.

SITE

- Known as the heart of Alberta's oil sands, Fort McMurray boasts one of the highest average household incomes in Canada. With a median household income significantly above the national average, this City offers unmatched spending power and financial stability among its residents.
- 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.



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# PROPERTY DETAILS

Municipal Address:	Unit 33, 101 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



## DEMOGRAPHICS

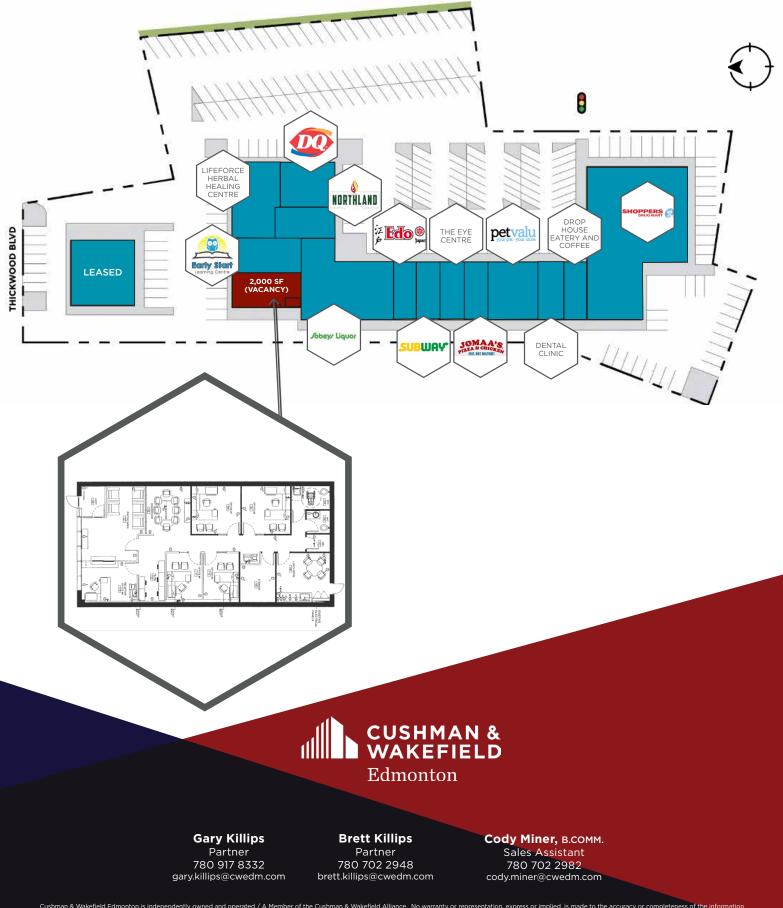
848484	POPULATION EST. (2024)		AVERAGE INCOME EST. (2024)			T. (2024)	
	1km	3km	5km	8	1km	3km	5km
	5,368	31,796	67,522		\$ 232,543	\$ 244,528	\$ 237,538

HOUSE	SEHOLDS EST. (2024)			
1km	3km	5km		
1,904	10,825	22,684		

# MAP OF FORT MCMURRAY



# SITE PLAN



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