



**SITE**

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, Sobey's Liquor, Petro Canada and other general retailers in the area.
- 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.



**CLICK TO VIEW DRONE VIDEO**

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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

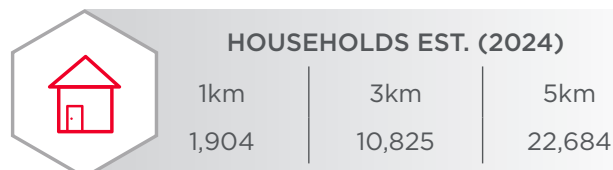
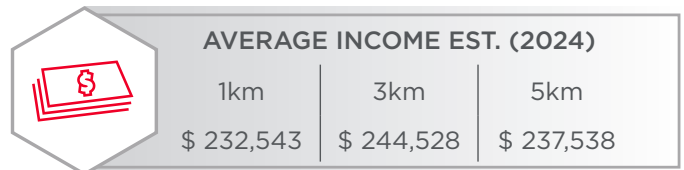
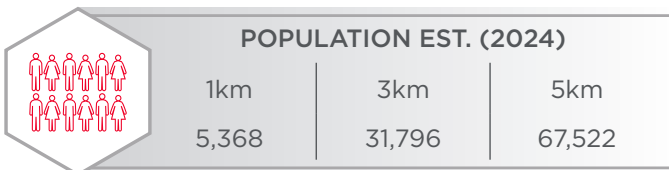
**Parking Area:** Ample

**Operating Cost:** \$16.50 per SF (2024)

# AERIAL



# DEMOGRAPHICS





# MAP OF FORT McMURRAY



## THICKWOOD HEIGHTS DEMOGRAPHICS



POPULATION EST. 2024  
14,249



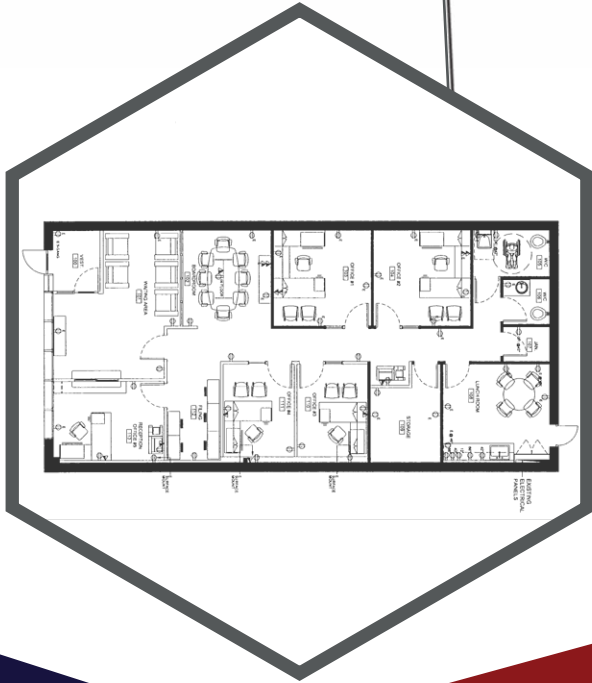
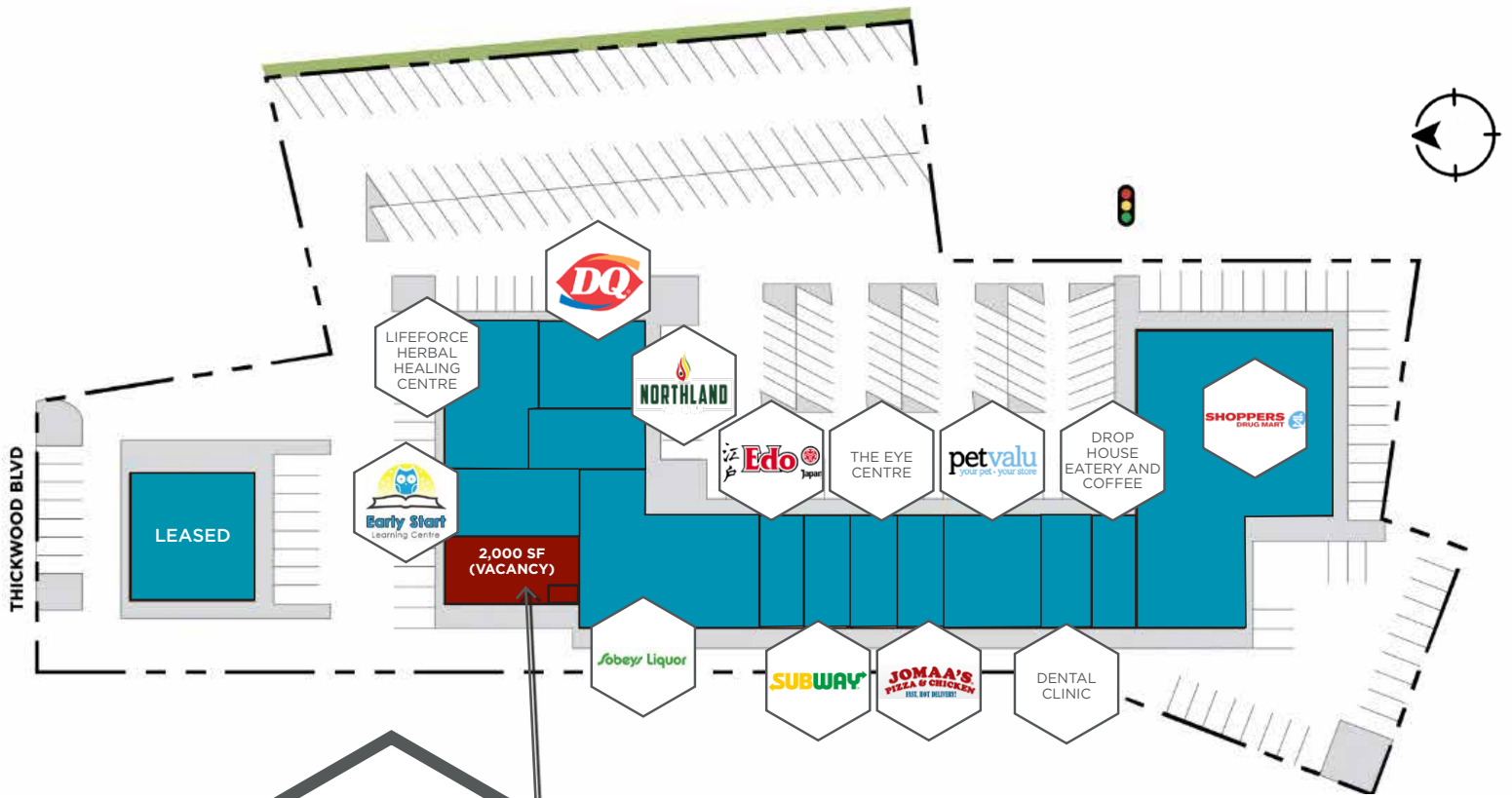
AVERAGE INCOME EST. 2024  
\$ 240,052



HOUSEHOLDS EST. 2024  
4,751



# SITE PLAN



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