



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.
- The existing premises for lease can be demolished or modified as a new tenant requires.



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

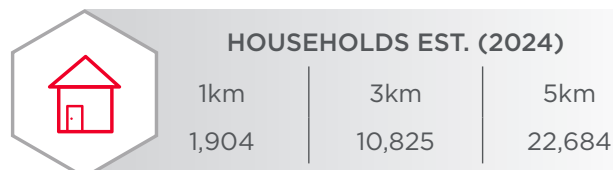
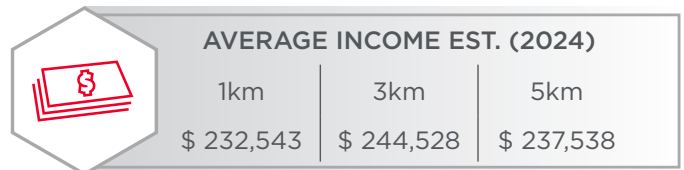
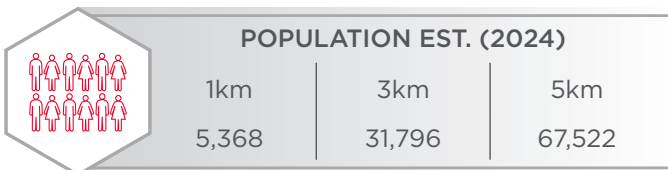
Parking Area: Ample

Operating Cost: \$16.50 per SF (2024)

AERIAL



DEMOGRAPHICS



MAP OF FORT McMURRAY



THICKWOOD HEIGHTS DEMOGRAPHICS



POPULATION EST. 2024
14,249

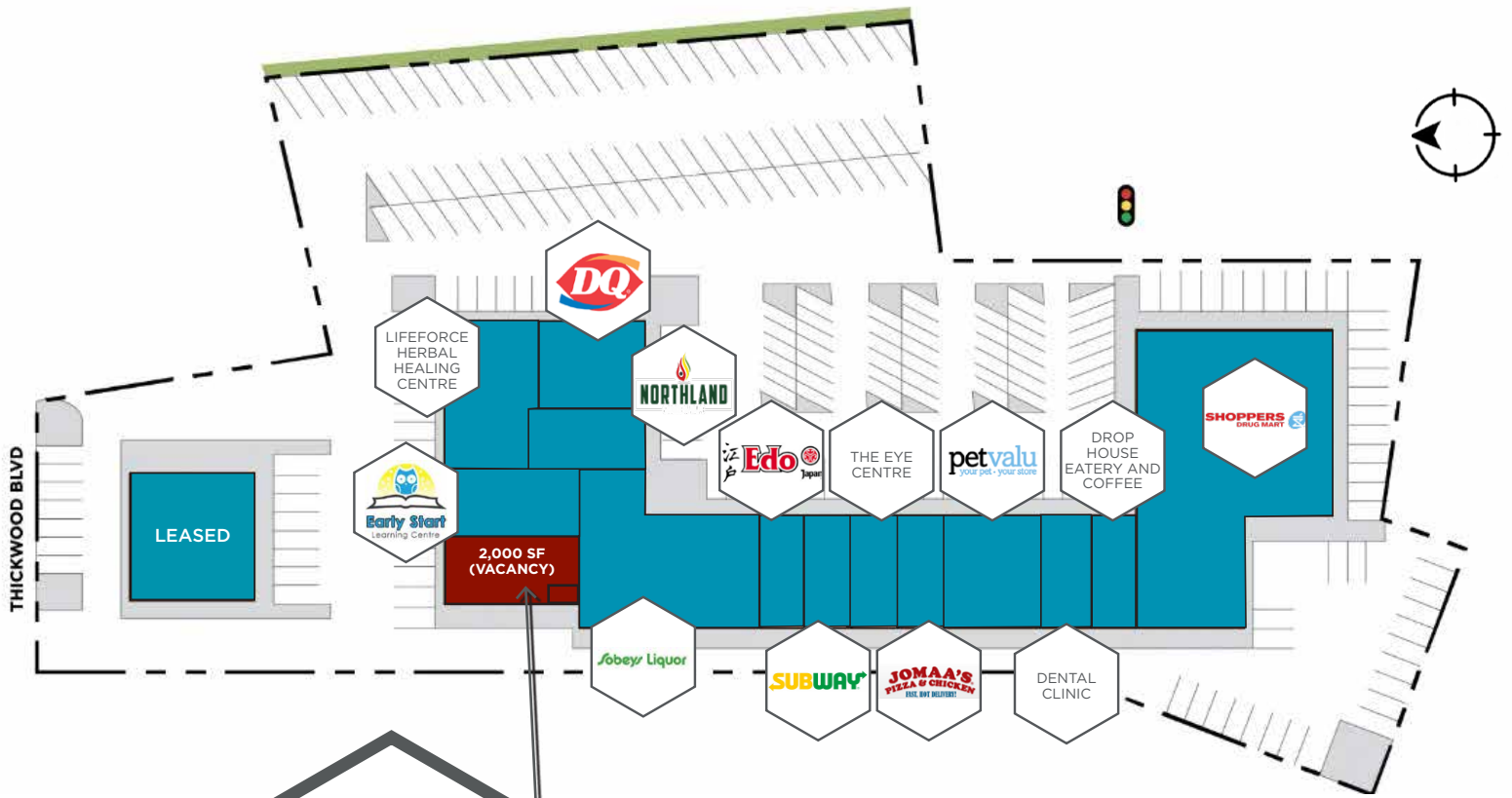


AVERAGE INCOME EST. 2024
\$ 240,052

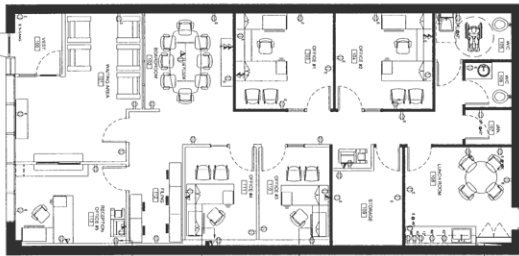


HOUSEHOLDS EST. 2024
4,751

SITE PLAN



EXISTING PREMISES



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