

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



#### CLICK TO VIEW DRONE VIDEO

**Gary Killips** Partner 780 917 8332 gary.killips@cwedm.com Brett Killips Partner 780 702 2948 brett.killips@cwedm.com **Cody Miner,** B.COMM. Sales Assistant 780 702 2982 cody.miner@cwedm.com CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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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

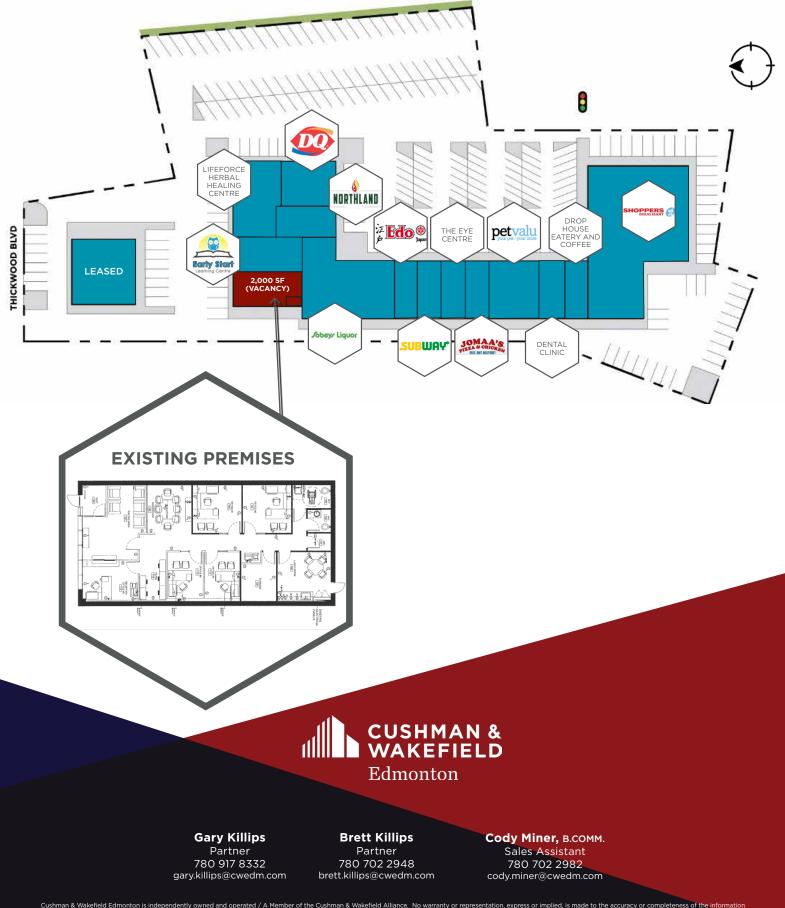
A4A4A4	POPULATION EST. (2024)		AVERAGE INCOME EST. (2024)			T. (2024)	
	1km	3km	5km	8	1km	3km	5km
	5,368	31,796	67,522		\$ 232,543	\$ 244,528	\$ 237,538

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

## MAP OF FORT MCMURRAY



#### SITE PLAN



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