

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition as to the condition of the property (or properties) in question. January 15, 2025

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

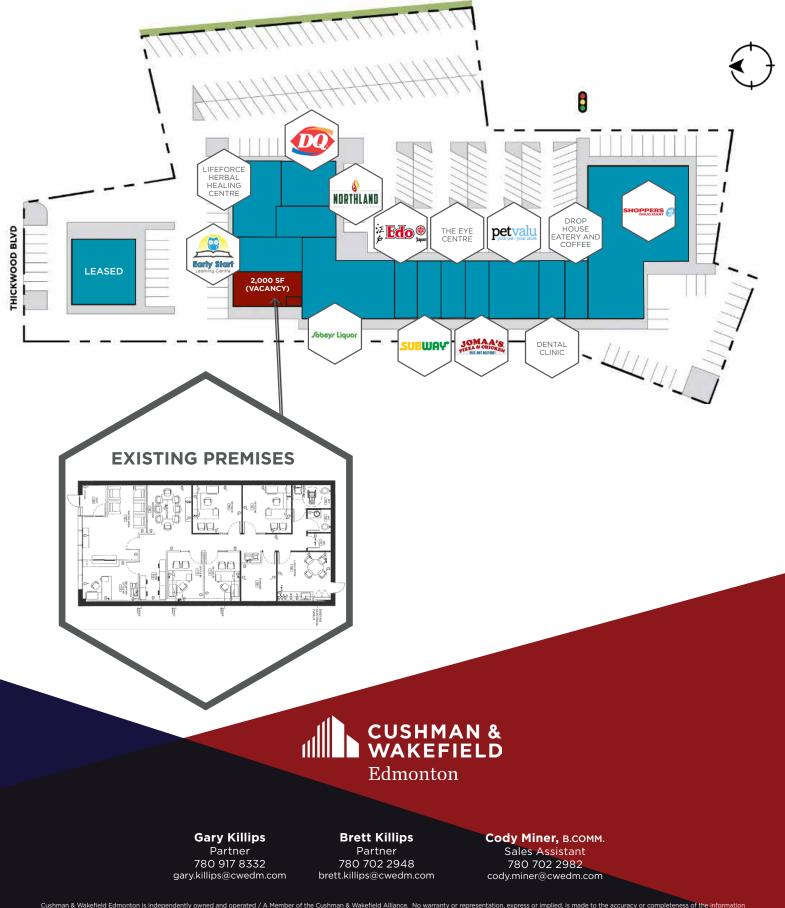
A4A4A4	POPULATION EST. (2024)		AVERAGE INCOME EST. (2024)			T. (2024)	
	1km	3km	5km	8	1km	3km	5km
	5,368	31,796	67,522		\$ 232,543	\$ 244,528	\$ 237,538

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

MAP OF FORT MCMURRAY



SITE PLAN



Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation of the property (or properties) in question. January 15, 2025