

FOR LEASE

# SOUTH VALLEY SQUARE

3808 Highway Street, Valleyview, AB

## 1,940 SF AVAILABLE IMMEDIATELY PROPERTY HIGHLIGHTS

- Join Dairy Queen, Subway, Pharmasave & Urban Cannabis.
- Strategically located with direct access to Highway 43.
- Average number of vehicles per day is 5,980 along Highway 43.
- High exposure signage opportunities available.
- CH Highway Commercial Zoning allows for a large variety of uses.
- Lease Rate: Market
- Estimated Operating Costs (2025): \$8.29/SF

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# PROPERTY DETAILS

Municipal Address: 3808 Highway Street, Valleyview, AB

Legal Description: Plan 13215, Block 1, Lot 8

Zoning: CH - Highway Commercial

Lease Rate: Market

Estimated Operating Costs: \$8.29 /SF (2025)

## AERIAL



## DEMOGRAPHICS



### POPULATION

1km	3km	5km
96	1,844	1,920



### HOUSEHOLDS

1km	3km	5km
35	695	728



### AVERAGE INCOME

1km	3km	5km
\$117,706	\$121,488	\$122,016



### VEHICLES PER DAY

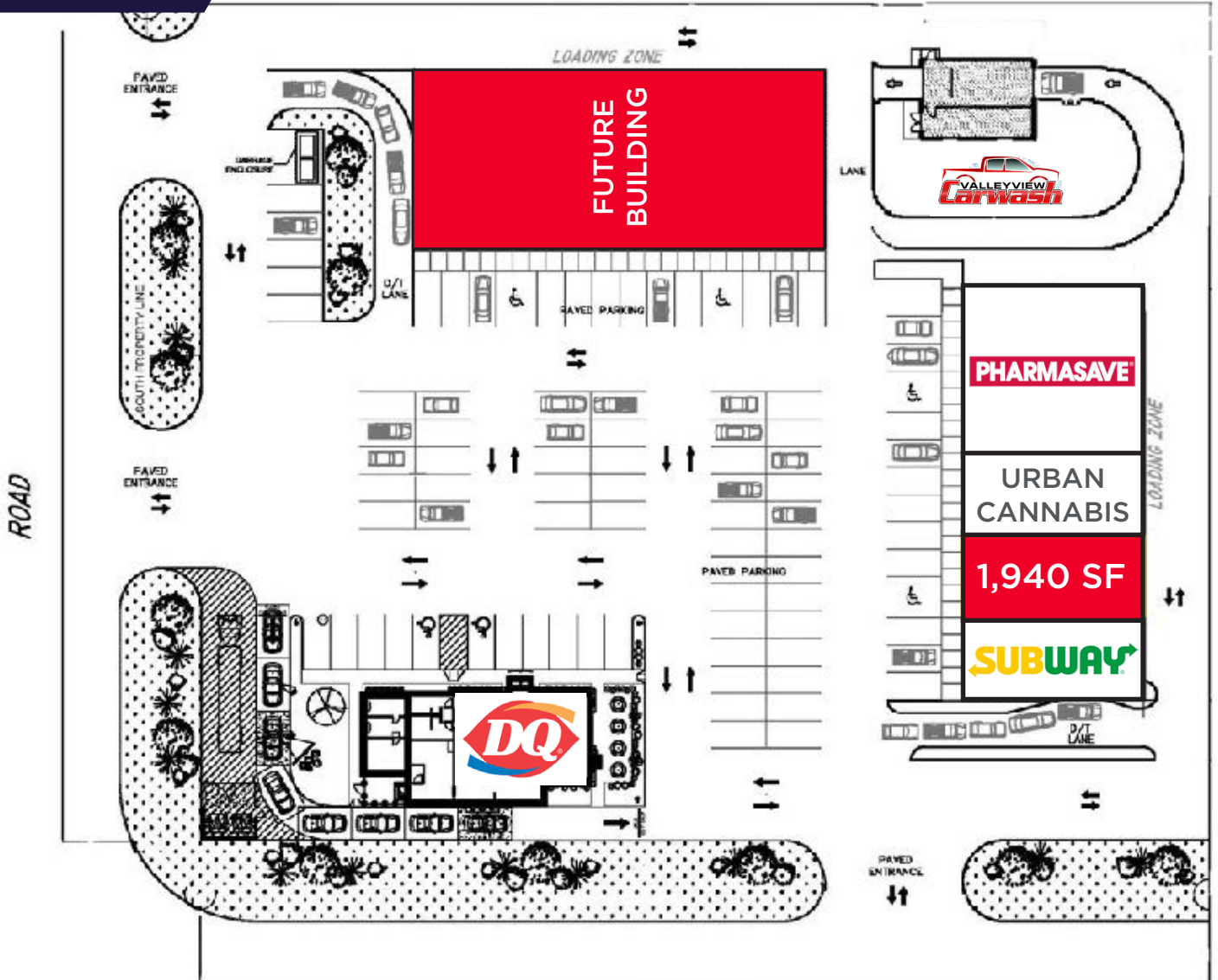
5,980 on Highway 43 in 2023



# PROPERTY PHOTOS



# SITE PLAN



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