

FOR LEASE

CARDSTON CROSSING

NEW RETAIL DEVELOPMENT

111 2nd Street E, Cardston, Alberta

BE A PART OF CARDSTON'S NEWEST SHOPPING CENTRE



ONLY 2,000 SF REMAINING

 **CUSHMAN & WAKEFIELD**
Edmonton

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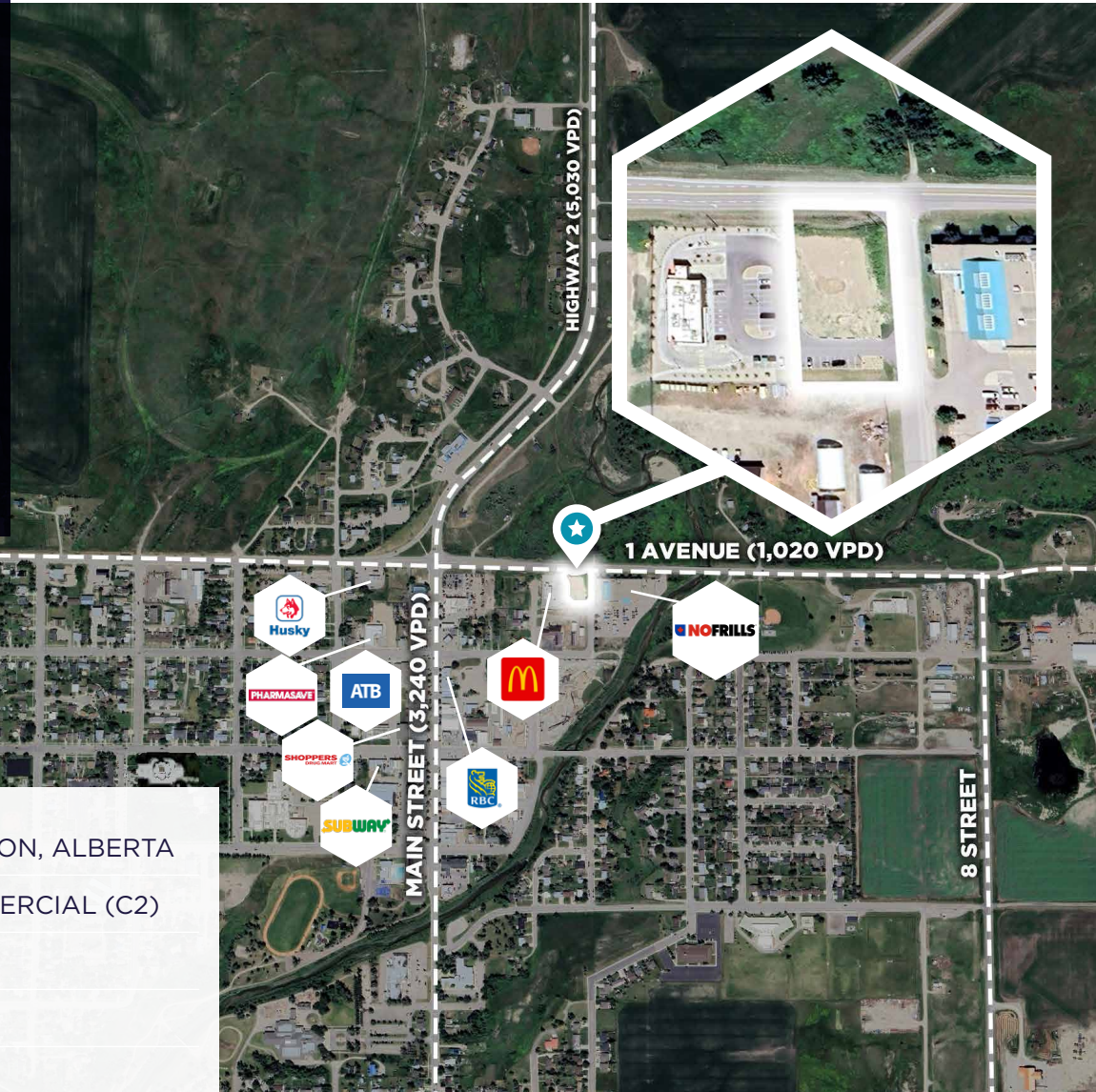
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY HIGHLIGHTS

- Shadow anchored by McDonald's.
- Prime location directly across from No Frills.
- High-traffic exposure along 1st Avenue E.
- National pet supply retailer is pending.

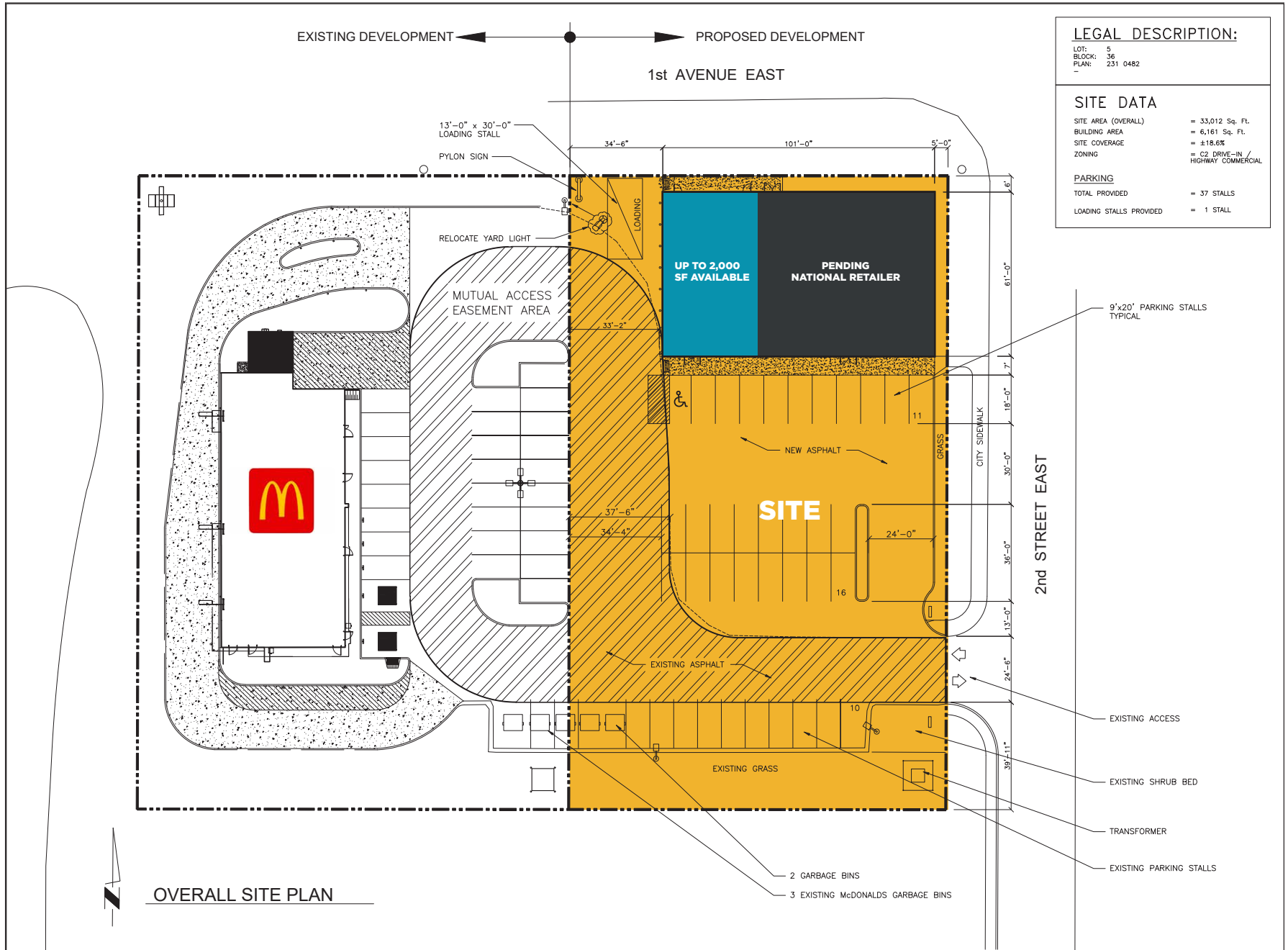
Be a part of a vibrant and growing community nestled in the heart of Southern Alberta. Cardston serves as a regional hub for shopping, dining, and essential services for both local residents and surrounding rural communities. With a strong agricultural base, steady tourism, and a loyal customer base Cardston presents retailers with an opportunity to establish themselves in a high-visibility market.

AERIAL



| | |
|--------------------------|-------------------------------------|
| MUNICIPAL ADDRESS | 111 2ND STREET E, CARDSTON, ALBERTA |
| ZONING | DRIVE IN/HIGHWAY COMMERCIAL (C2) |
| BUILT | 2026 |
| BUILDING SIZE | ~6,000 SF |
| PARKING | AMPLE POOLED PARKING |
| LOT AREA | .76 ACRES |
| UTILITIES | SEPARATELY METERED |

SITE PLAN



LEGAL DESCRIPTION:

LOT: 5
 BLOCK: 36
 PLAN: 231 0482

SITE DATA

SITE AREA (OVERALL) = 33,012 Sq. Ft.
 BUILDING AREA = 6,161 Sq. Ft.
 SITE COVERAGE = 18.6%
 ZONING = C2 DRIVE-IN / HIGHWAY COMMERCIAL

PARKING

TOTAL PROVIDED = 37 STALLS
 LOADING STALLS PROVIDED = 1 STALL

 **OVERALL SITE PLAN**

KEEP IN TOUCH



5,243
POPULATION
Within 10 KM



\$114,894
AVG. INCOME
Within 10 KM



1,631
HOUSEHOLDS
Within 10 KM

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