

FOR LEASE

# CARDSTON CROSSING

## NEW RETAIL DEVELOPMENT

111 2nd Street E, Cardston, Alberta

BE A PART OF CARDSTON'S NEWEST SHOPPING CENTRE



JOIN: **petvalu**

**ONLY 2,000 SF REMAINING**

**CUSHMAN & WAKEFIELD**  
Edmonton



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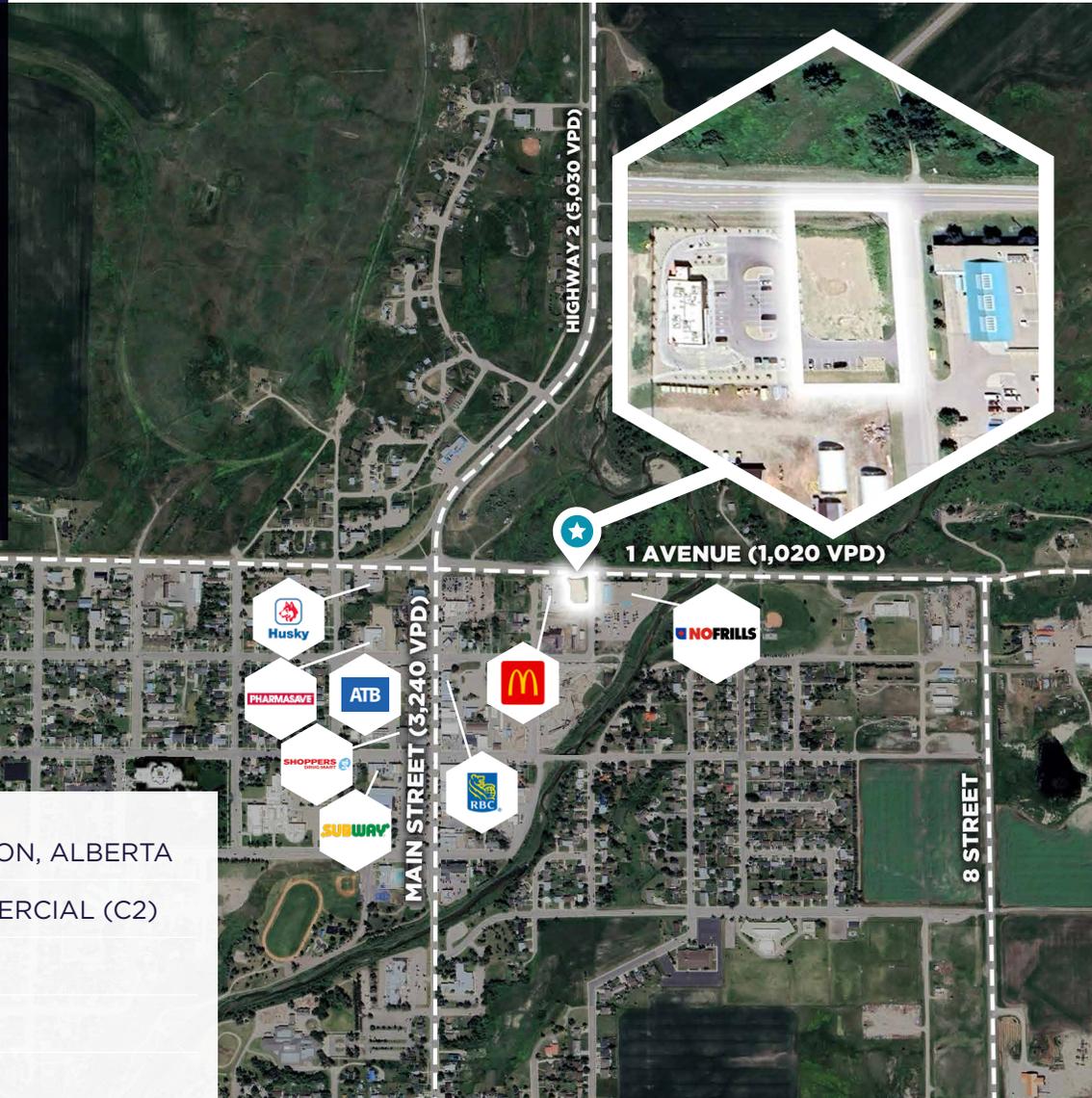
**CUSHMAN & WAKEFIELD**  
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# PROPERTY HIGHLIGHTS

- 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



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



# 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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