

1,832 – 6,020 sf

Multiple units available

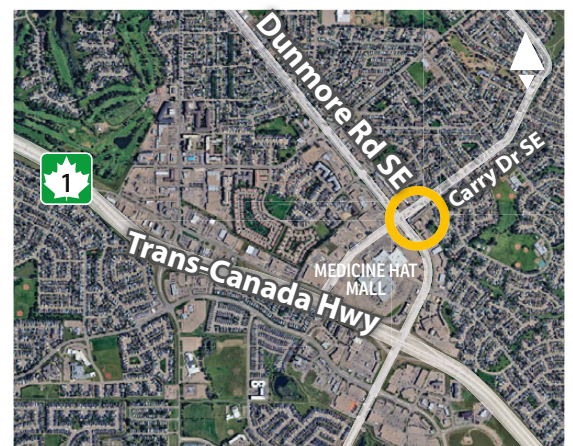


## RETAIL SPACE FOR LEASE

### Carry Drive Plaza

93-135 Carry Drive SE, Medicine Hat

- » In the heart of Medicine Hat's commercial hub.
- » Great visibility from Dunmore Road.
- » Ample parking.



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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



## AREA DEMOGRAPHICS

(3 km radius)



Population  
**35,709**



Median Age  
**41.7**



Average Household Income **\$101,240**

### Current Consumption / Household



**\$12,985**  
FOOD



**\$5,737**  
HEALTH CARE



**\$4,156**  
RECREATION



**\$1,825**  
PERSONAL CARE

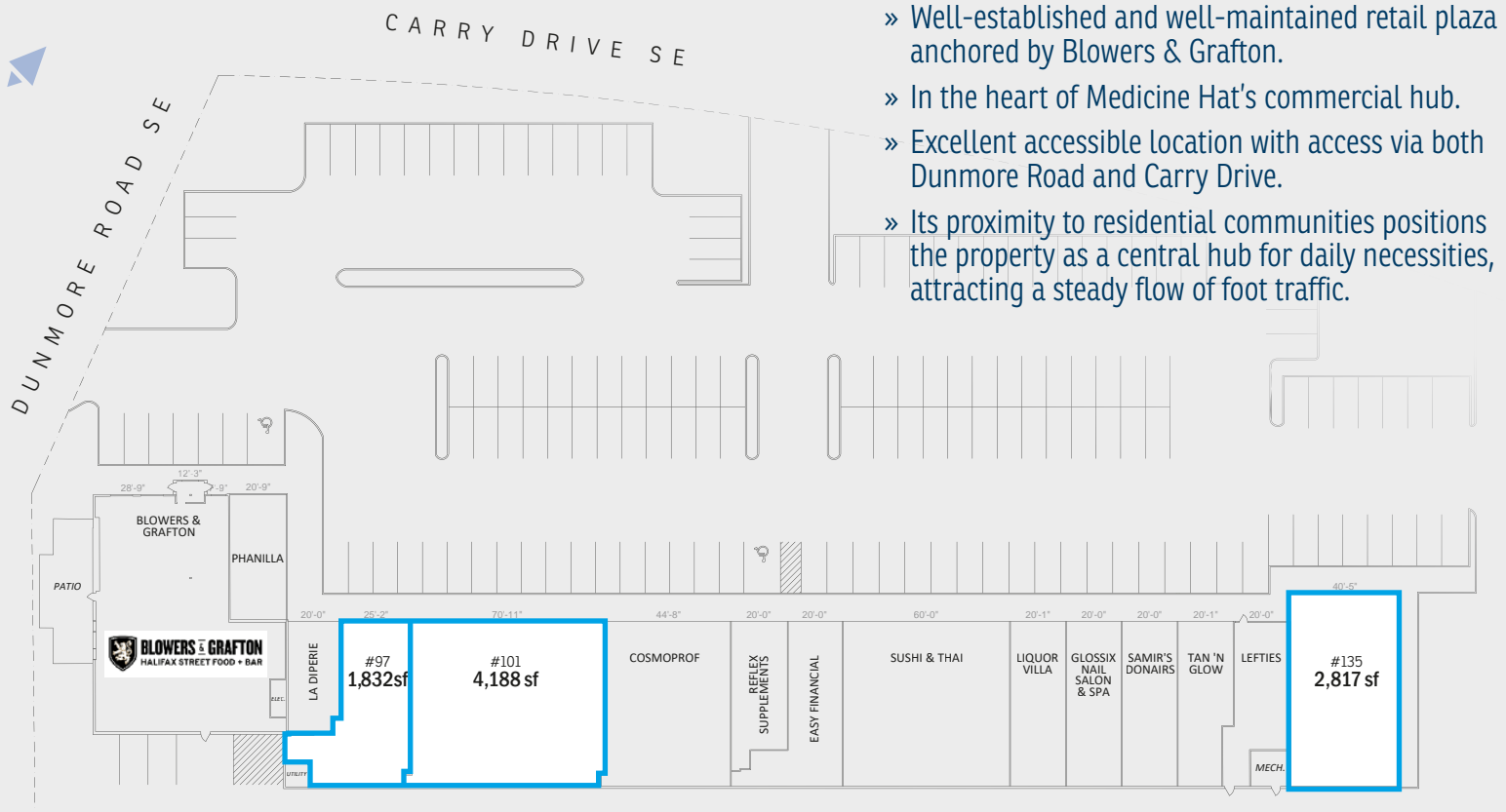


**\$3,600**  
LIQUOR/TOBACCO



**\$2,610**  
CLOTHING

Source: Statistics Canada



- » Well-established and well-maintained retail plaza anchored by Blowers & Grafton.
- » In the heart of Medicine Hat's commercial hub.
- » Excellent accessible location with access via both Dunmore Road and Carry Drive.
- » Its proximity to residential communities positions the property as a central hub for daily necessities, attracting a steady flow of foot traffic.

## LEASE INFORMATION

MUNICIPAL ADDRESS:  
93-135 Carry Drive SE, Medicine Hat

ZONING: MU - Mixed Use

AVAILABLE FOR LEASE:  
1,832 sq. ft. – Unit 97  
4,188 sq. ft. – Unit 101  
• Demisable  
2,817 sq. ft. – Unit 135

6,020 sq. ft.

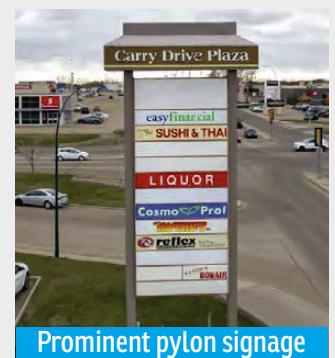
AVAILABILITY: Immediate

PARKING: 148 surface stalls

PYLON SIGNAGE:  
Available at market rate

OP. COSTS AND TAXES:  
\$10.12 per sq. ft.

NET RENT: Market



Prominent pylon signage

UNIT 95  
**711** SQ.FT.



UNIT 97  
**1,832** SQ.FT.



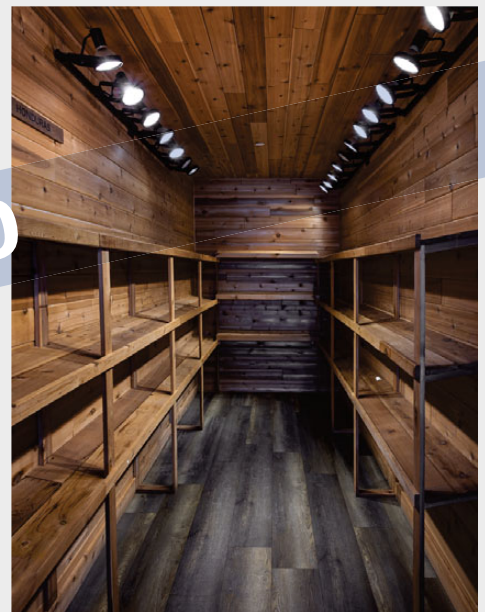
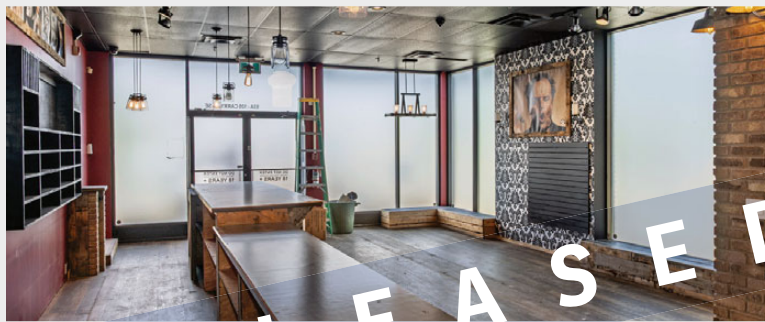
UNIT 101  
**4,188** SQ.FT.  
DEMISABLE



UNIT 135  
**2,817** SQ.FT.



UNIT 93A  
**948** SQ.FT.



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