



**1,908 sf**

Unit 3202 (Drive-Thru)

**1,546 sf**

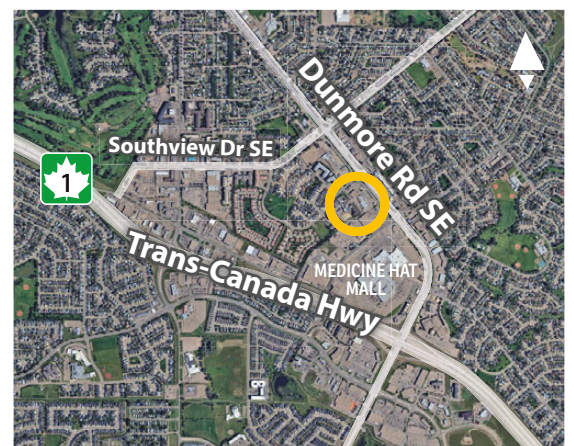
Unit 3168B (Storage)

## RETAIL SPACE FOR LEASE

### Dunmore Plaza

3158-3202 Dunmore Road 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 next to Dollar Tree and Sport Chek.
- » Excellent location along major arterial, Dunmore Road, and benefits from great accessibility.
- » 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:

3158-3202 Dunmore Road SE, Medicine Hat

### ZONING: MU - Mixed Use

### AVAILABLE FOR LEASE:

1,908 sq. ft. — Unit 3202 (Drive-Thru)

- Former Quick Cash Service

1,546 sq. ft. — Unit 3168B (Storage)

~~3,357 sq. ft. — Unit 3192~~ **LEASED**

~~2,009 sq. ft. — Unit 3196A (Storage)~~ **LEASED**

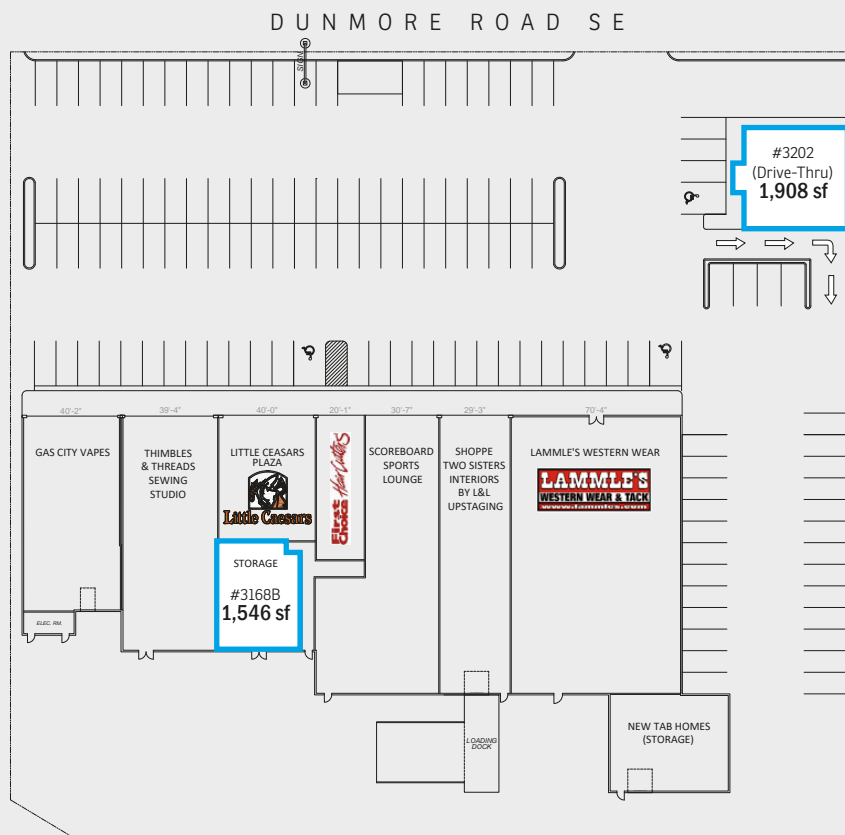
AVAILABILITY: Immediate

PARKING: 131 surface stalls

PYLON SIGNAGE: Available at market rate

OP. COSTS AND TAXES: \$13.07 per sq. ft.

NET RENT: Market



Prominent pylon signage and ample surface parking



3202 (DRIVE-THRU)  
**1,908** SQ.FT.





UNIT 3192  
**3,357** SQ.FT.



3168B (STORAGE)  
**1,546** SQ.FT.



3196A (STORAGE)  
**2,009** SQ.FT.



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