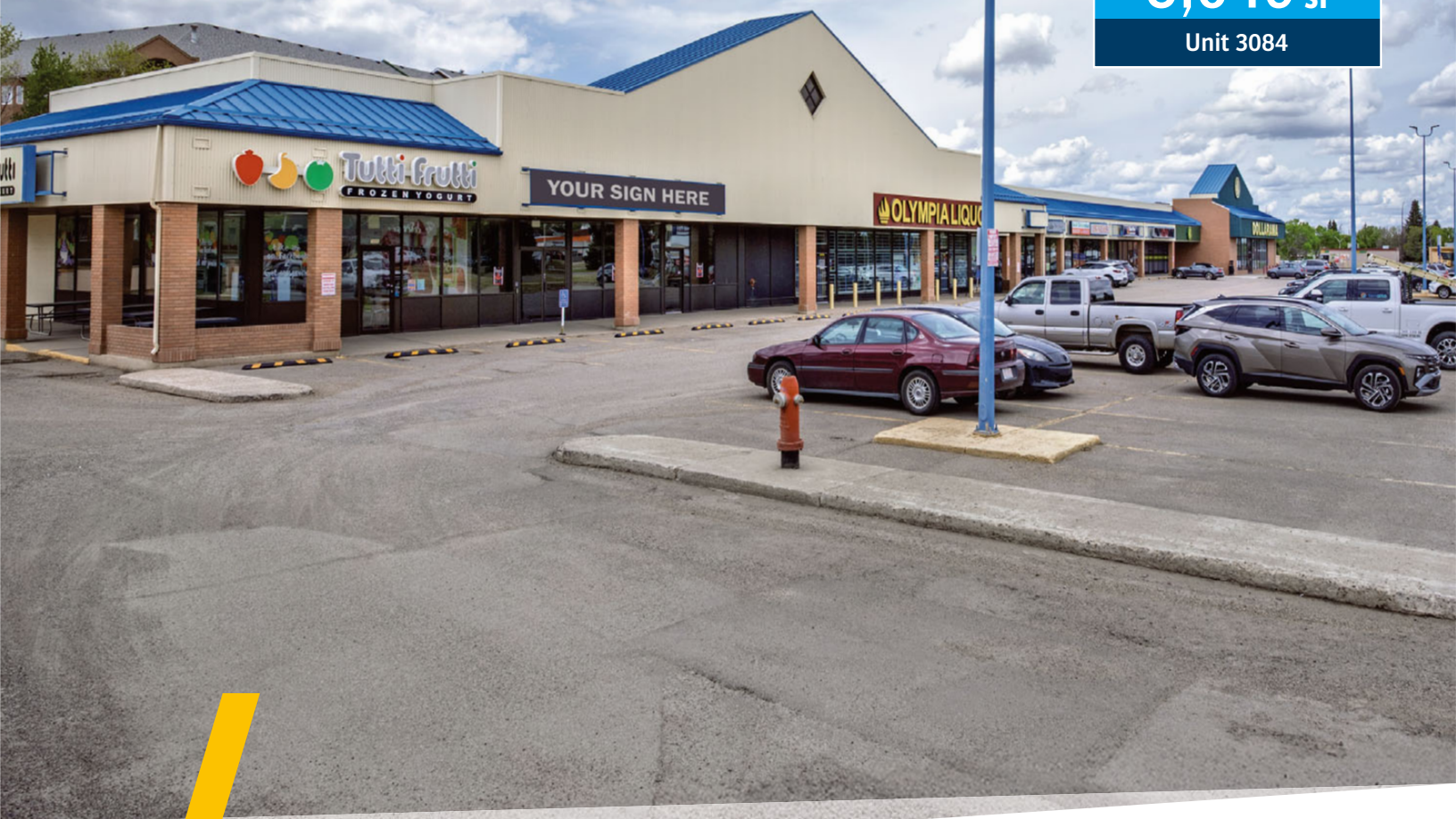


1,498 sf

Unit 3062 C/L

5,049 sf

Unit 3084

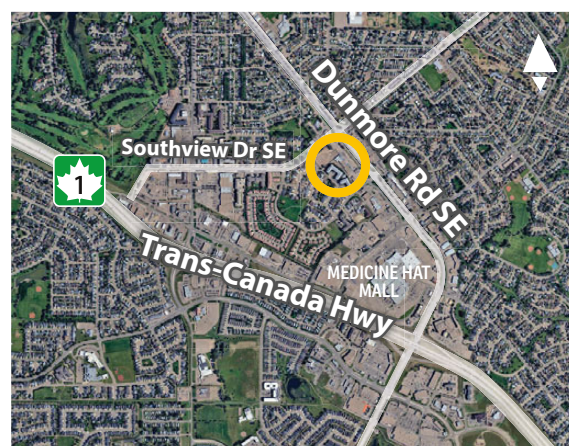


## RETAIL SPACE FOR LEASE

### Park Plaza

3030-3086 Dunmore Road SE, Medicine Hat

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



**Andrew Sherbut**, VICE PRESIDENT, PARTNER

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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

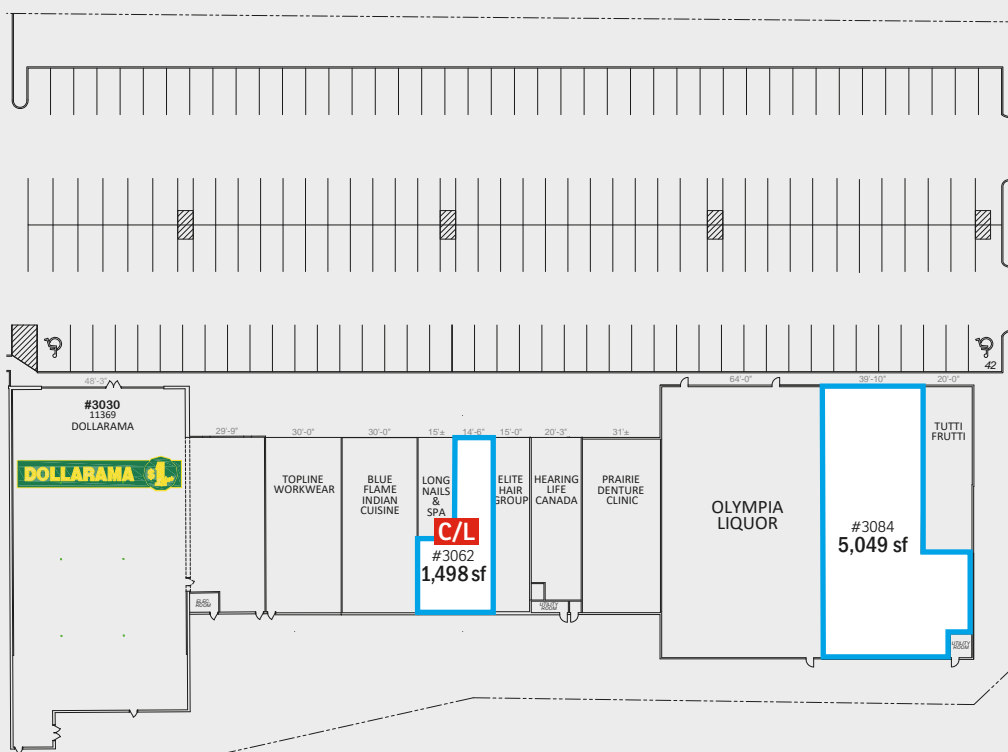


**\$2,610**  
CLOTHING

Source: Statistics Canada

- » Well-established and well-maintained retail plaza anchored by Dollarama.
- » 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.

DUNMORE ROAD SE



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
3030-3086 Dunmore Road SE,  
Medicine Hat

ZONING: MU - Mixed Use

AVAILABLE FOR LEASE:  
1,498 sq. ft. – Unit 3062 **C/L**

5,049 sq. ft. – Unit 3084

~~2,230 sq. ft. – Unit 3074~~ **LEASED**

AVAILABILITY: Immediate

PARKING: 189 surface stalls

PYLON SIGNAGE:  
Available at market rate

OP. COSTS AND TAXES:  
\$9.16 per sq. ft.

NET RENT: Market



Prominent pylon signage and ample surface parking



UNIT 3084  
**5,049** SQ.FT.





UNIT 3074  
**2,230** SQ.FT.



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