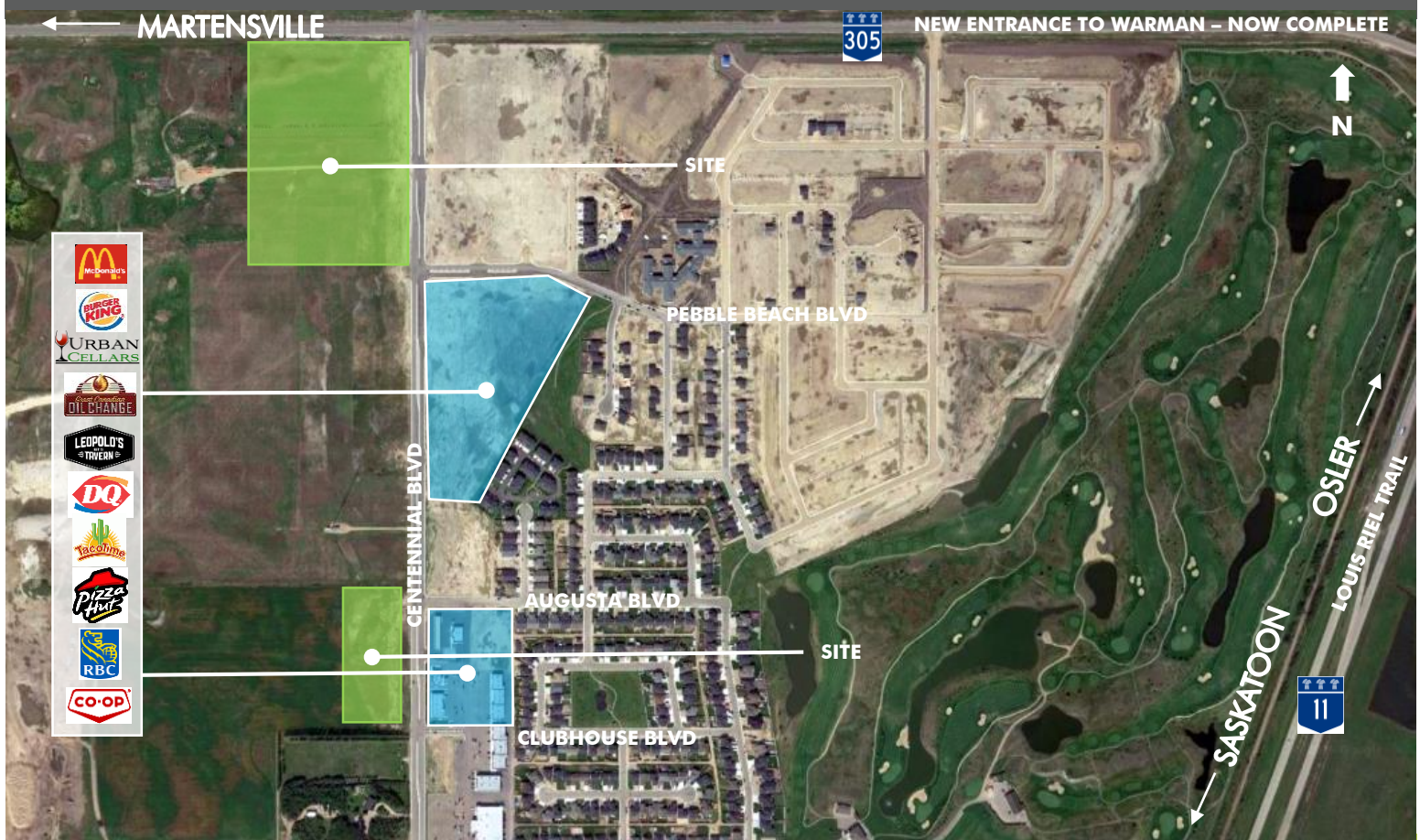


CENTENNIAL NORTH RETAIL DEVELOPMENT SITE

NORTH WARMAN, SASKATCHEWAN

OPPORTUNITY TO ACQUIRE 1.84 – 76.06 ACRES



Located at the northern tip of Warman, off busy Highway 11 and onto Highway 305, the Centennial North Retail Centre offers exceptional access to the Warman core, as well as Martensville, Osler, and surrounding municipalities.

CBRE

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SITE DETAILS

CENTENNIAL NORTH RETAIL DEVELOPMENT SITE

LOT 1

LOCATION: Centennial Blvd & Augusta SW Corner

PARCEL: 135682106

SIZE: Three 1.84 Acre lots

ZONING: Commercial

PRICE: \$560,000 - \$590,000 per acre

LOT C- SOLD

LOCATION: Centennial Blvd & Augusta NE Corner

PARCEL: 166082812

SIZE: 2.96 Acres

ZONING: Commercial

PRICE: \$550,000 per acre

LOT 2

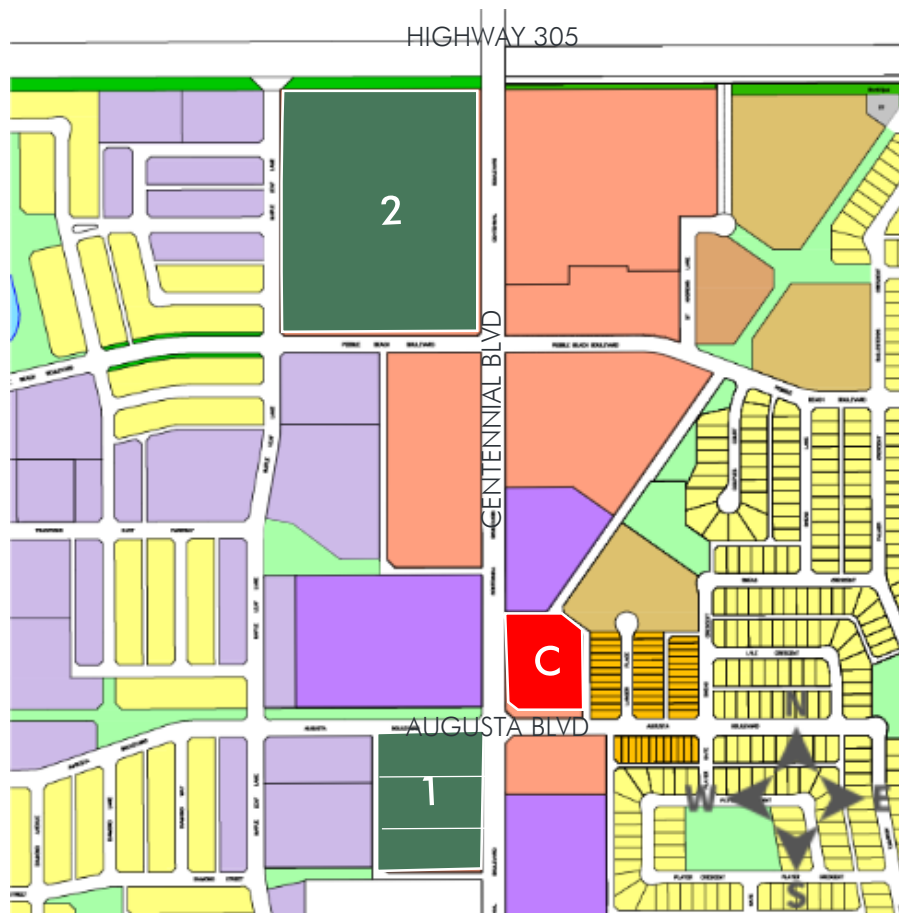
LOCATION: Hwy 305 & Centennial Blvd SW Corner

PARCEL: 202813590

SIZE: 76.06 Acres

ZONING: Commercial

PRICE: Please Inquire

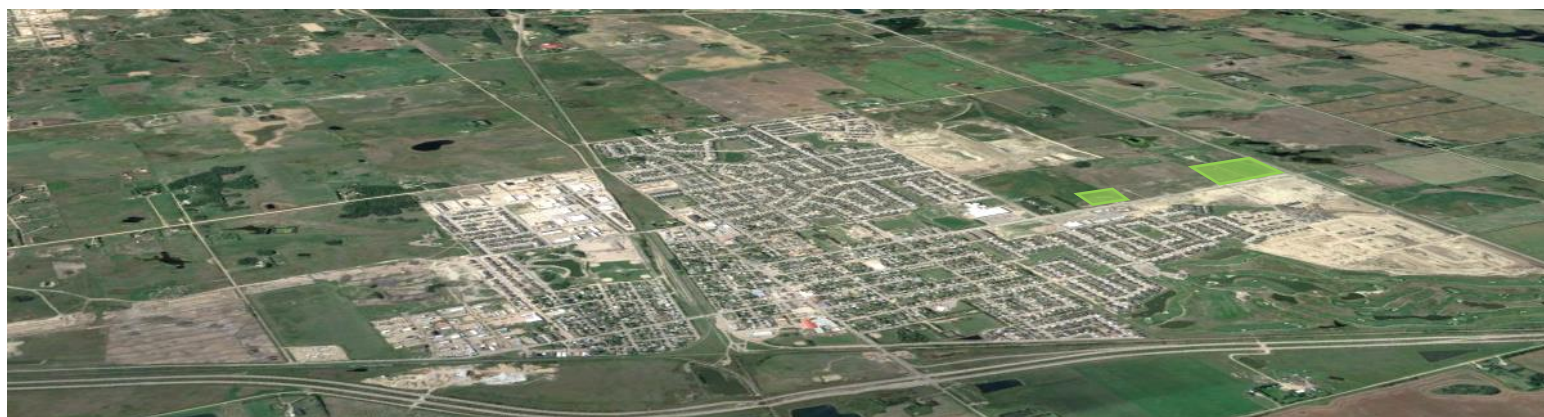


SITE ACCESS

New main entrance into Warman; highway overpass on to Centennial Boulevard completed in 2019.

NEIGHBORHOOD PROFILE

- Dairy Queen Grill & Chill
- Co-op Grocery and Gas Bar
- Great Canadian Oil Change
- Dollar Tree
- RBC Royal Bank
- McDonalds
- Burger King
- Tim Hortons
- Home Hardware
- Esso
- Pizza Hut
- Buy-Low Foods
- TacoTime



NEIGHBORHOOD DEMOGRAPHICS

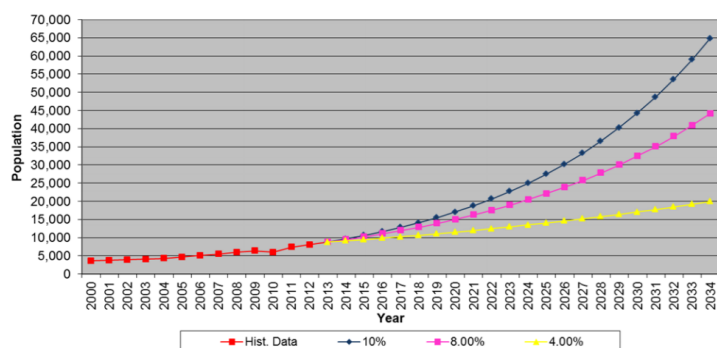
CENTENNIAL NORTH RETAIL DEVELOPMENT SITE

As Saskatchewan's newest and fastest growing city, Warman boasts a robust, young population of over 11,500 residents and a projected five year average growth rate of 11.02%. Located just 10km north of Saskatoon, this former bedroom community continues to be an attractive location for both commercial and residential development. Other nearby new developments include Centennial Boulevard and Warman StoneGate which contain a new grocery-anchor retail, new middle-year school, golf course and a multi-use sporting complex that attracts nearly 80,000 people per year.

The Median Age is 33, which is 20% lower than the Canadian average and the Median Household Income is \$110,478, which is 57% higher than the Canadian Average.



City of Warman Population Projection, by Growth Rate, 2000-2034



Average HH Income	1 KM	3 KM	5 KM
2016 (Estimated):	\$138,229	\$120,430	\$120,059
2019 (Projected):	\$150,871	\$131,261	\$130,885
2021 (Projected):	\$160,689	\$139,620	\$139,264
2023 (Projected):	\$189,954	\$164,198	\$163,795

Criteria	Aggregation	Trade Area (20min Drive)	5min Drive	10min Drive	15min Drive
Average Age of Population	Average	36.6	32.5	32.7	32.7
Average total income of households (\$)	Average	101,139.5	122,641.3	119,674.5	120,294.5
Total Population	Sum	76,299.7	9,239.5	13,113.2	26,429.7

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