



PINE CENTRE

800 Pine Road
Strathmore, AB

PROPERTY LEASING BROCHURE



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PROJECT SUMMARY

Pine Centre is a well positioned, highly visible strip centre that is strategically located just 35 km east of Calgary in Strathmore, Alberta. The site is anchored by a 40,000 SF No Frills grocery store, Dollar Tree and Canadian Tire, with an all-turns signalled intersection, traffic can easily enter & exit the site off of Highway 1, Canada's major East/West transportation route.

Join other tenants like Tim Hortons, McDonald's, Boston Pizza, Fire and Flower, and Scotiabank.

- Strathmore's population has increased by 10.3% over the last 5 years and is expected to show strong and steady growth of 9.8% over the next 5 years.
- The town's economy base is diversified with manufacturing, cattle operations, agriculture, public sector, and oil and gas.
- The town has available services to double in size and has a number of Area Structure Plans in progress.



DETAILS

✦ 1,519 SF available	✦ <u>Signage:</u> Highway 1 Pylon & Building Signage
✦ <u>Availability:</u> Immediately	✦ <u>Additional Rent:</u> \$12.13 PSF + 5% of base rent mgmt fee
✦ 187 Surface Parking	✦ Contact Listings Agent for Rates
✦ <u>Highway 1:</u> 26,350 VPD	▶ <u>VIRTUAL TOUR (End-Cap Unit)</u>

AREA TENANTS



DEMOGRAPHICS

	1KM	3KM	5KM	TRADE AREA
2025 Population	2,289	13,141	16,600	31,321
2030 Population Projection	2,560	14,553	18,205	33,825
2025 Avg HH Income	\$90,595	\$110,184	\$111,005	\$111,802
2025 Daytime Population	2,484	11,213	14,640	26,225

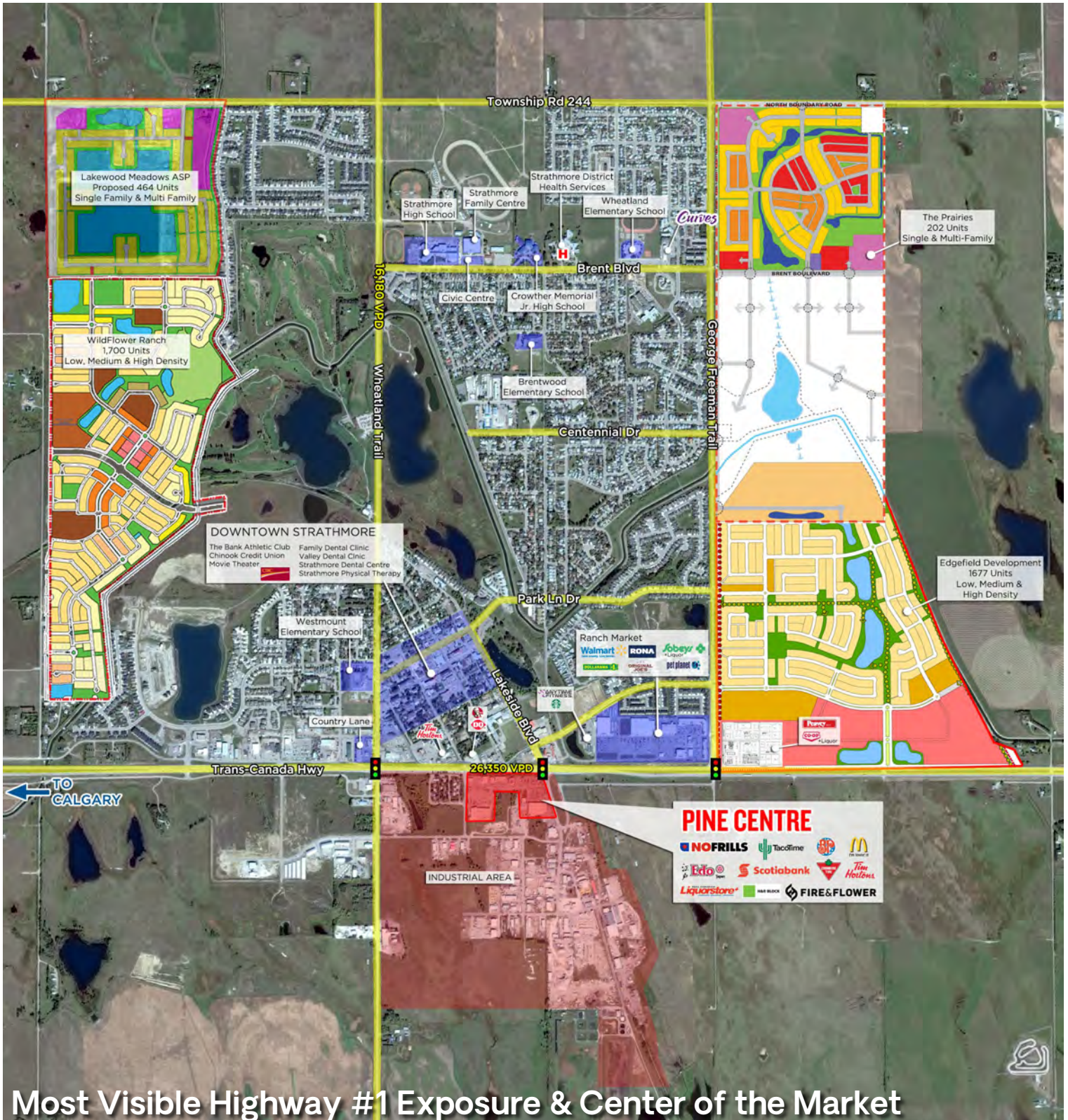
CONTACT

BRANDON SIBAL

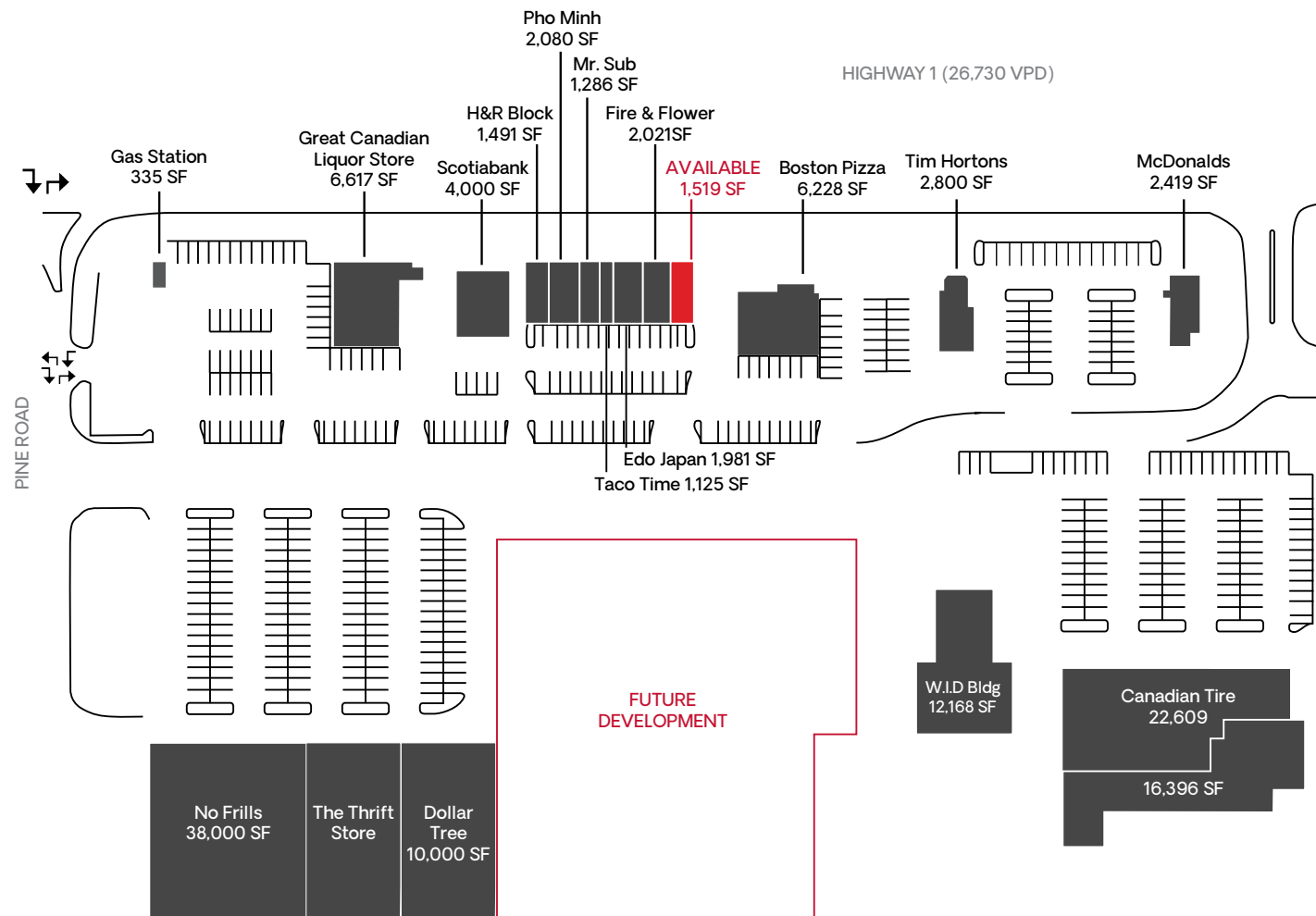
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VIRTUAL TOUR (End-Cap Unit)

