



1,498 sf

Unit 3062

5,049 sf

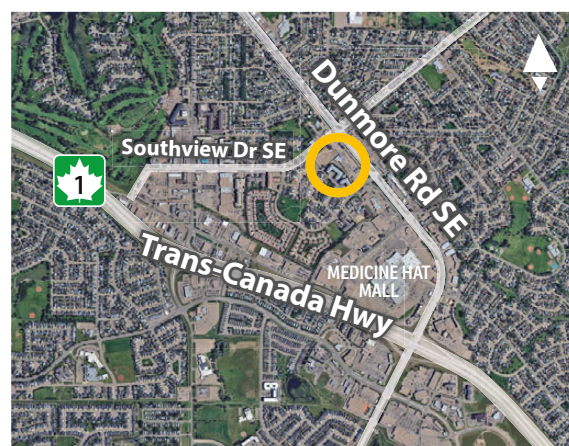
Unit 3084

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.



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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

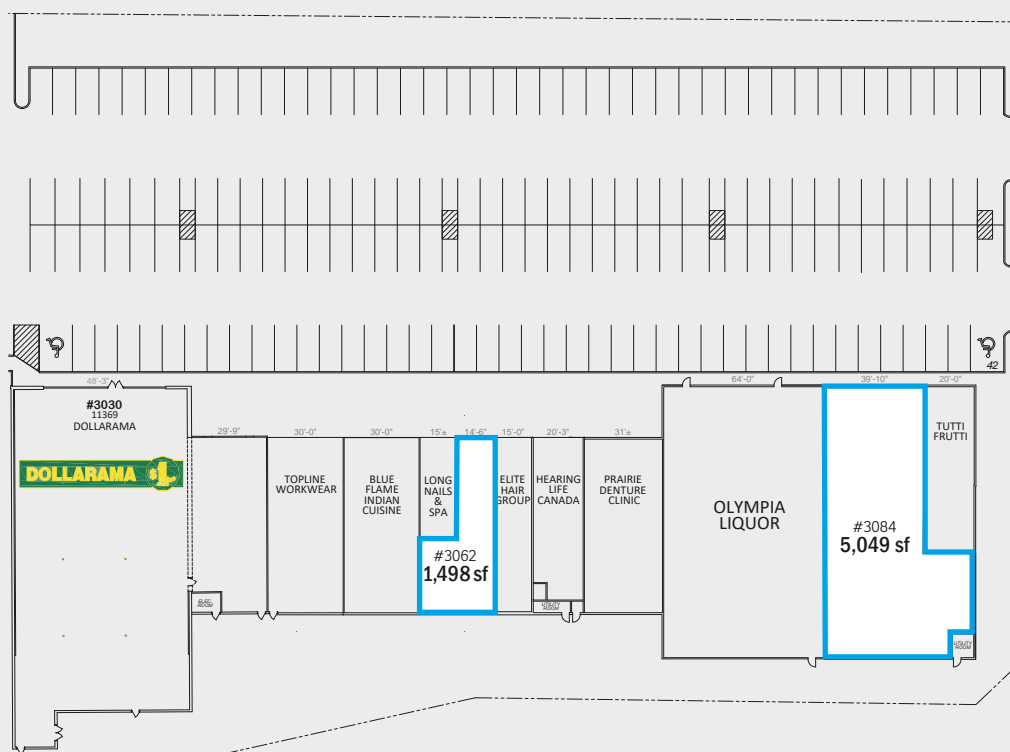


\$2,610
CLOTHING

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
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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