

FOR LEASE

RETAIL OPPORTUNITIES AT MIDWAY CENTRE

7609 HENDERSON WAY | LACOMBE, ALBERTA



Midway Centre is a recently constructed commercial development located directly at the junction of Highway 2 and the Highway 12 overpass in Lacombe, Alberta. This positioning places the property within one of the area's highest traffic corridors, offering excellent visibility and direct access for both local commuters and regional transit. As Lacombe continues to grow as a strategic commercial hub between Edmonton and Calgary, the location is well positioned to benefit from steady regional economic activity.

The plaza is anchored by established national brands, including Esso, Second Cup, and Edo Japan. These corporate tenants act as primary daily traffic drivers, providing a reliable baseline of consistent visitors to the site. This existing foot traffic offers a distinct advantage for incoming retail, medical, or professional service providers looking to build an immediate local presence.

Available vacancies within the centre range from **±1,142 SF to 1,274 SF** and are delivered in a clean shell condition, allowing tenants to design a custom build out from scratch. The spaces are engineered with removable demising walls, providing the layout flexibility needed to easily adapt the footprint or combine units to meet specific operational requirements.

IDEAL USES:

Food & Beverage

- QSRs, bakeries, and ice cream shop

Health & Wellness

- Dental, physiotherapy, chiropractor, medical, pharmacy, and massage therapy

Beauty & Services

- Hair/nail salons and professional services

Fitness

- Small format studios (i.e. pilates, yoga)

Nicole Wells, Associate

Retail Leasing & Sales

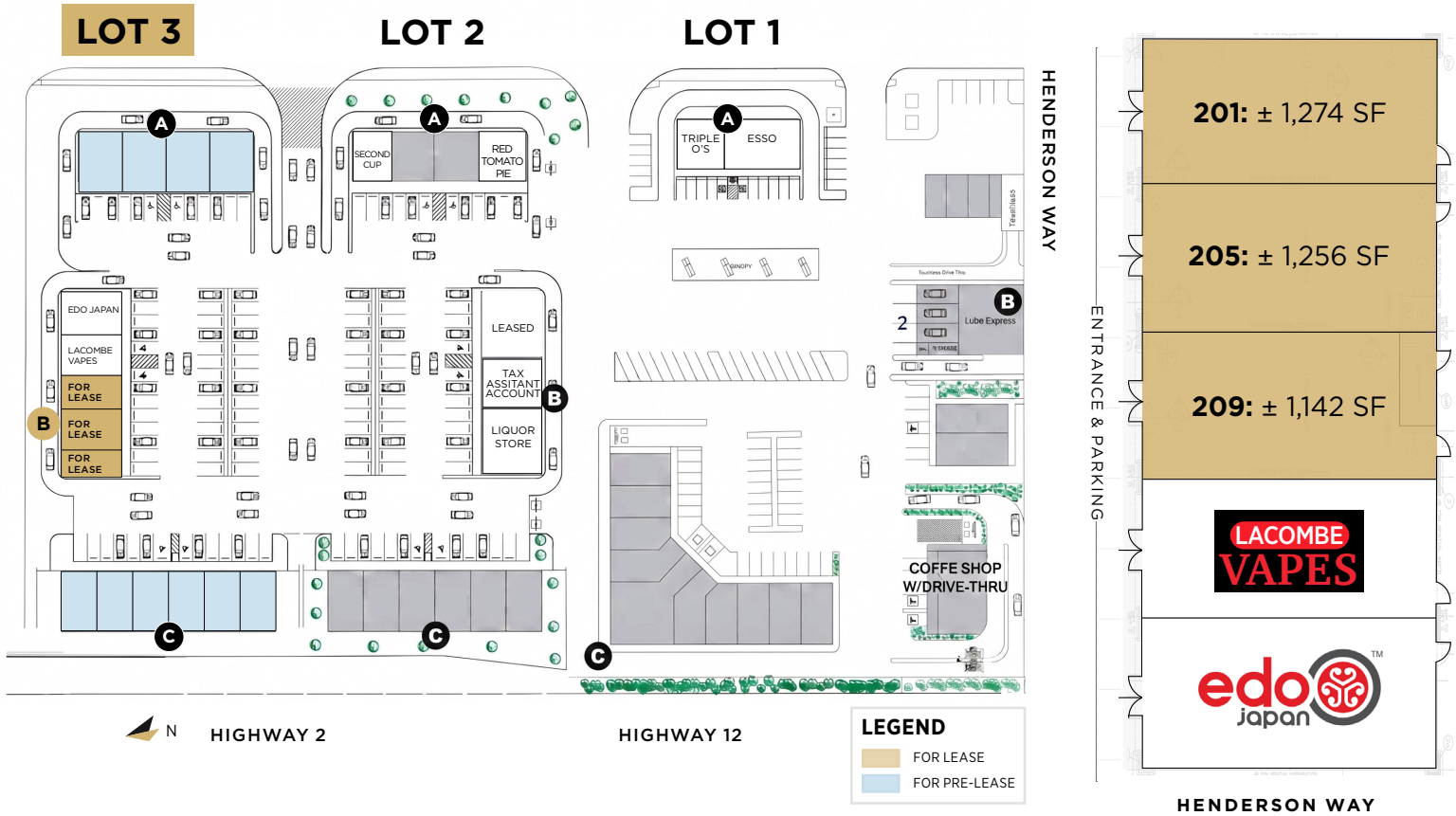
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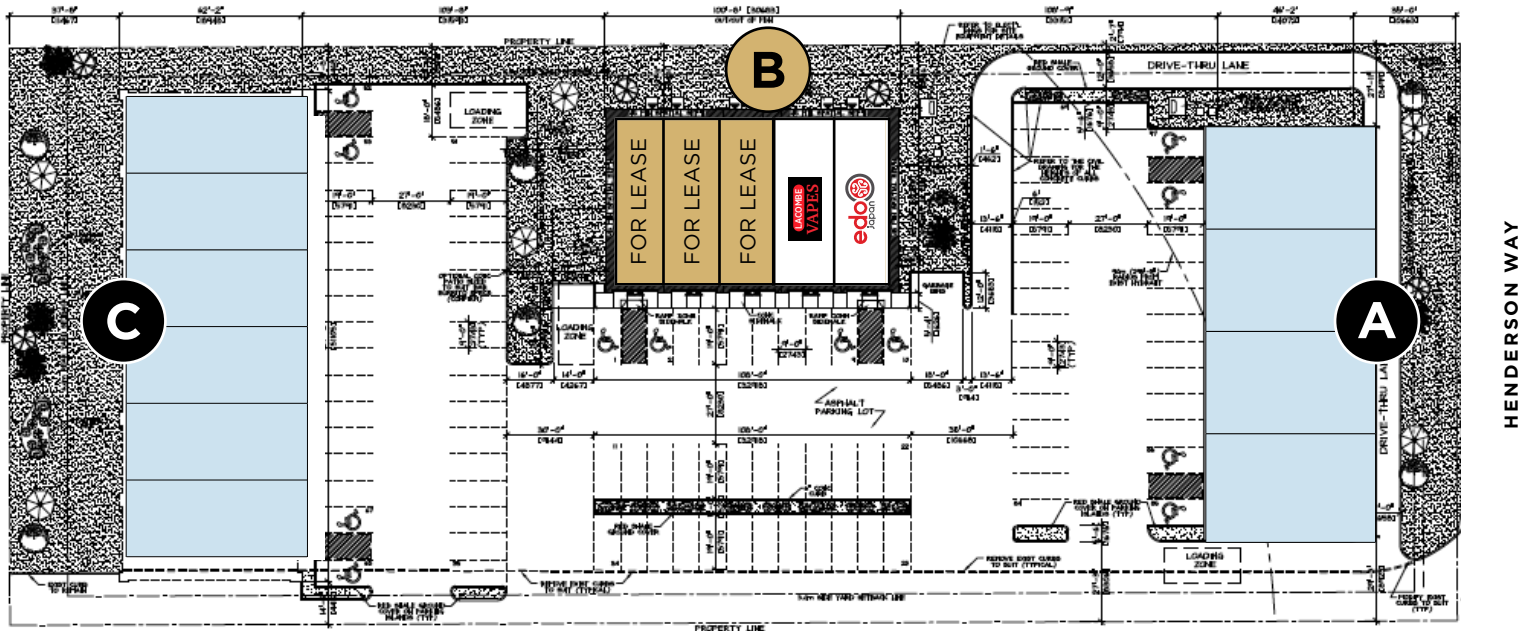
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FOR LEASE | RETAIL SPACES IN MIDWAY CENTRE



LOT 3 | Site Plan

BUILDING	A	B	C
TOTAL SIZE	± 6,072 SF	± 3,672 SF	± 10,155 SF
UNITS	30 - 33	201, 205, 209	21 - 26
TIMING	For Pre-Lease	Available Immediately	For Pre-Lease



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PROPERTY DETAILS

MUNICIPAL

7609 Henderson Way | Lacombe, Alberta

NEIGHBOURHOOD

Highway 2/Highway 12 commercial corridor

AVAILABLE SIZE

Unit 201 ± 1,274 SF

Unit 205 ± 1,256 SF

Unit 209 ± 1,142 SF

Total (demisable) ± 3,672 SF

BUILDING SIZE

± 6,200 SF

ZONING

C-HC - Highway Commercial District

YEAR BUILT

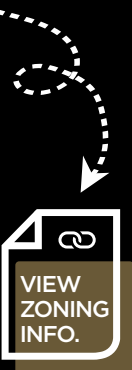
2024

PARKING

Abundant free surface parking

POSSESSION

Available immediately

VIEW
ZONING
INFO.



UNIT 201 & 205



UNIT 209



LOT 2



LOT 1

Lease Financials

BASE RENT

Contact Agent

ADDITIONAL RENT

\$8.00 PSF

Additional rent includes the 2026 estimate of the proportionate share of operating costs, property taxes, building insurance, & management fees.

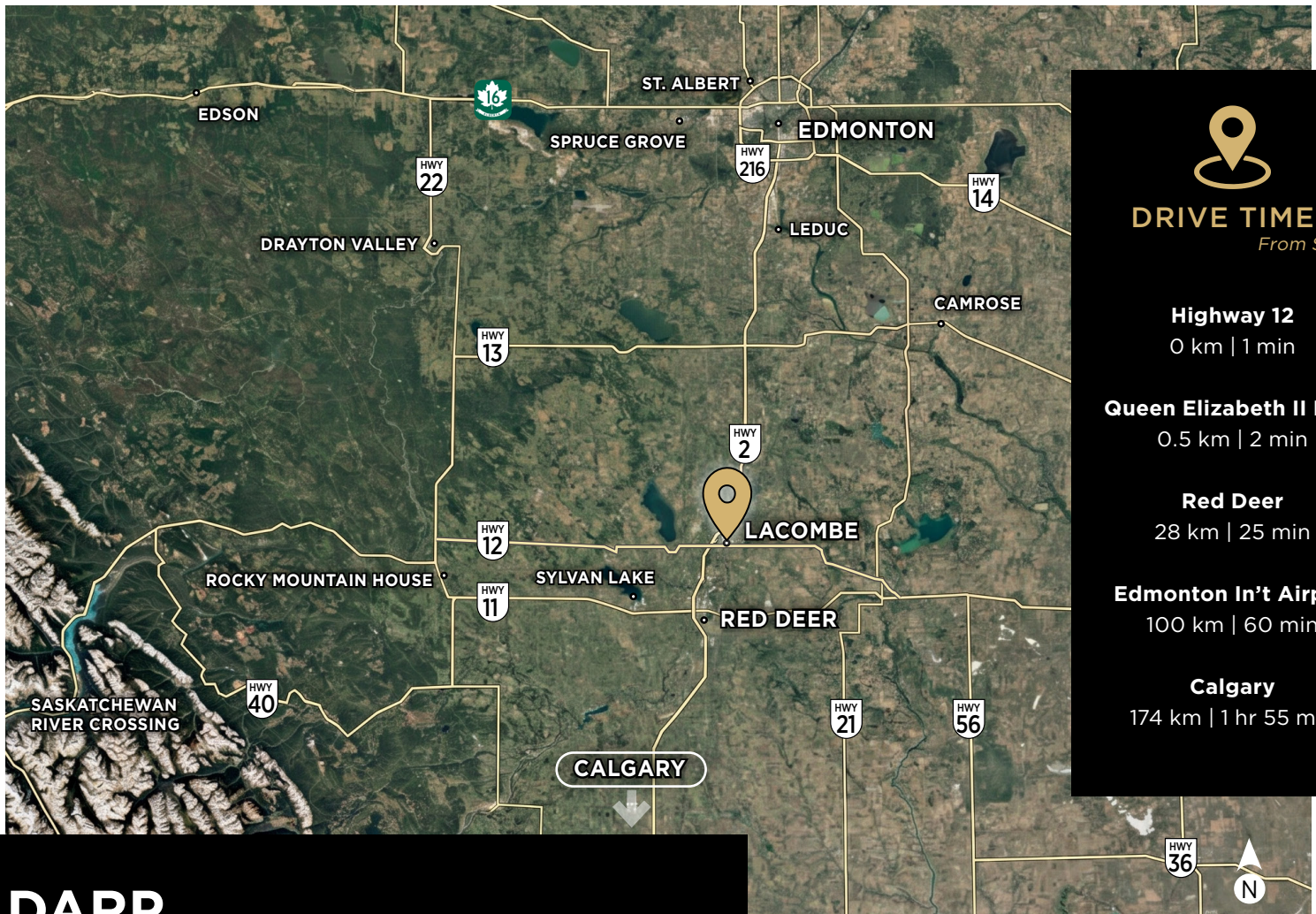
UTILITIES

Tenant is responsible for power, water and gas.

T.I. ALLOWANCE

Negotiable

FOR LEASE | RETAIL SPACES IN MIDWAY CENTRE



DRIVE TIMES

From Site

Highway 12

0 km | 1 min

Queen Elizabeth II Hwy

0.5 km | 2 min

Red Deer

28 km | 25 min

Edmonton In't Airport

100 km | 60 min

Calgary

174 km | 1 hr 55 min

DARP

CITY DOWNTOWN REDEVELOPMENT PLAN

The **Lacombe Downtown Area Redevelopment Plan** outlines a long-term vision to transform the downtown core into a vibrant, pedestrian friendly hub while preserving its historic charm. Backed by a \$200,000 provincial NRED grant, key initiatives include:

Streetscape Upgrades: Enhancing walkability, accessibility, and public spaces (including the multiphase 49C Pedestrian Plaza).

Economic Growth: Attracting new retail and professional services to lower commercial vacancies and boost foot traffic.

Historic Preservation: Merging infrastructure modernizations with the city's distinct architectural heritage.

DEMOGRAPHICS



NEIGHBOURHOOD
POPULATION
(5 KM | 2026)

14,936



5-YEAR GROWTH
FORECAST
(5 KM | 2026-2031)

1.5%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2026)

\$117,580



TRAFFIC COUNTS
HIGHWAY 2 & HIGHWAY 12
(2026)

45,000

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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