

RETAIL SPACE FOR LEASE

RANCLAND MALL, 30 - 3RD AVENUE SE, HIGH RIVER, ALBERTA



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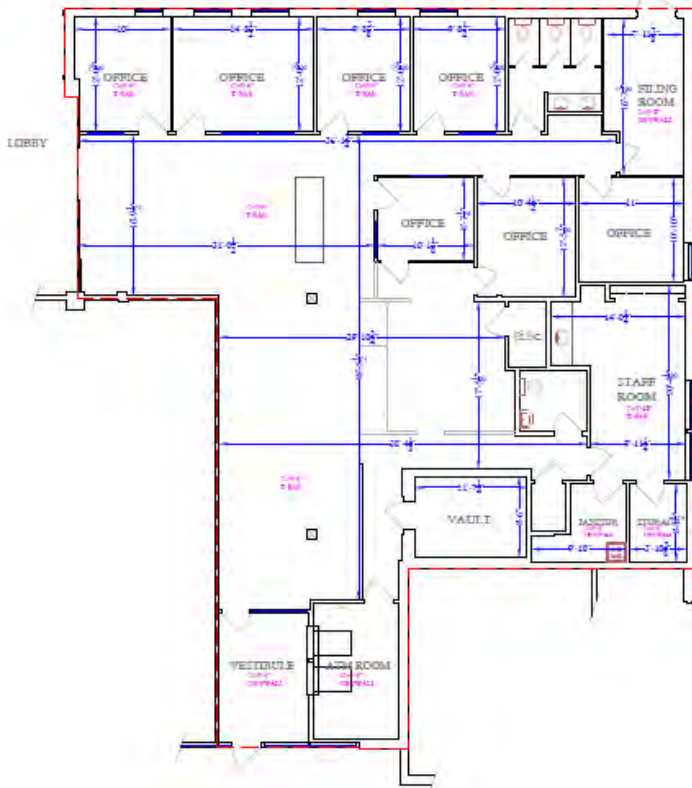


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EXCITING RETAIL OPPORTUNITY FOR LEASE



Prime retail space strategically located in one of High River's most central areas, at a signalized intersection next to the downtown shopping district. This opportunity is conveniently located alongside Shoppers Drug Mart and Billiard Lounge.

The site can be seen from Centre Street (High Rivers primary town highway), 3rd Avenue, 2nd Avenue SE, and vantage points from 1st Street SE.

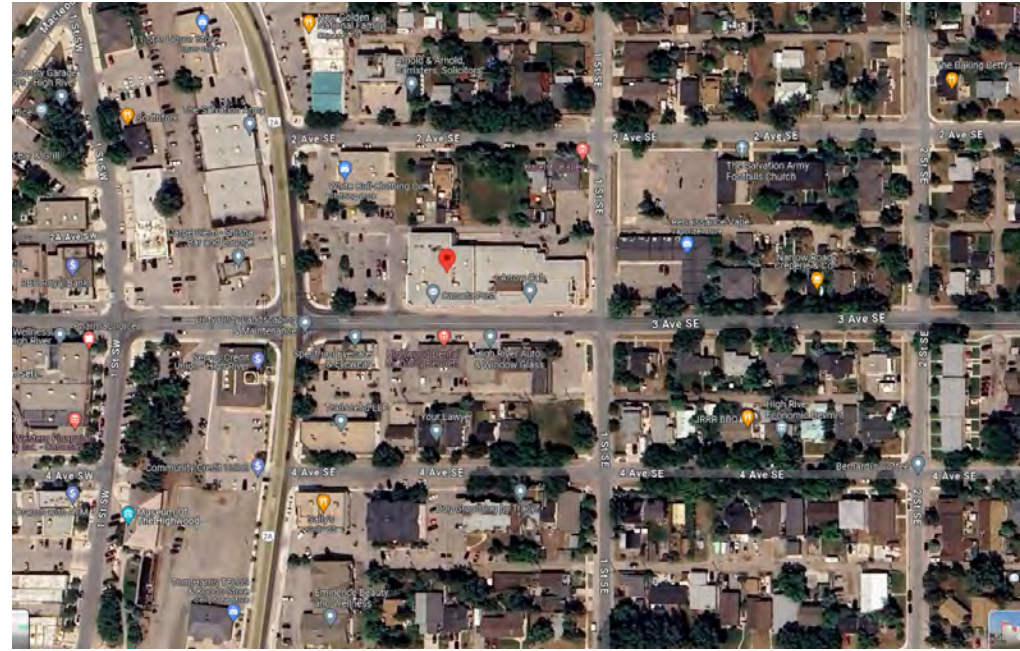
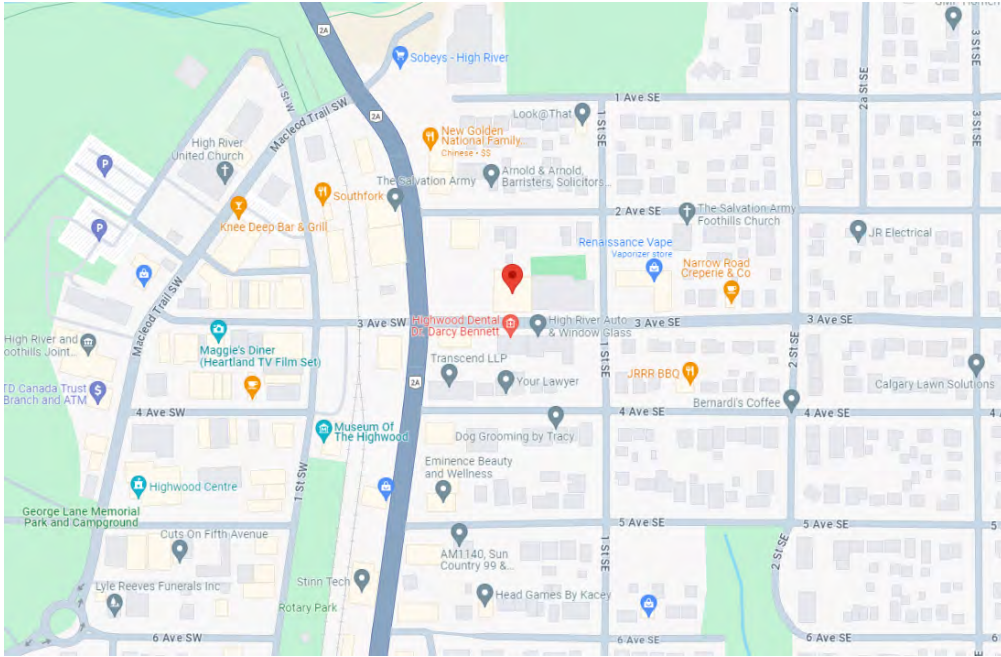
Unit #40 **3,954 Sq. Ft.**

Net Rent:	Market
OP Costs:	\$11.39
Utilities:	Electricity and Water included in OPEX
Available:	June 2024

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DEMOGRAPHICS

POPULATION	2 KM	5 KM	10 KM
2023 estimated	9,734	14,456	15,650
2028 projected	10,219	15,335	16,607
2033 projected	10,529	15,906	17,243

INCOME	2 KM	5 KM	10 KM
Avg Household Income	\$87,009	\$90,879	\$95,433
Per Capita Income	\$34,628	\$35,752	\$37,253
Avg Household expenditure	\$86,994	\$89,698	\$92,787

THE HIGH RIVER ADVANTAGE

- No Business Tax
- Proximity to both urban and rural living
- Proximity to major transportation corridors
- Proactive municipal planning department
- Regional health services centre
- Strong professional presence, post-secondary education and health
- Vibrant local film, television, creative and tourism industries.
- High River is the only municipality in Western Canada to be named on the Top 10 list of best places to live in Canada based on safety, affordability, and access to recreational facilities and parks.



OKOTOKS DRIVE TIME: 22 min
 CALGARY CITY CENTER: 45 min