

Carry Plaza

3215 Dunmore Road SE, Medicine Hat, Alberta

RETAIL SPACE AVAILABLE



SITE INFO

Modernized retail plaza anchored by Rexall, Earls, KFC and Pita Pit. Other tenants include Buffet Medicine Hat, Rossco's Pub, Wayback Burgers, Supplement King, Pizza 73, Jiffy Lube and Booster Juice. The property recently underwent a \$1.5 Million facade renovation.

The property is well positioned within the busy retail node on Dunmore Road SE and is adjacent to the redeveloped Medicine Hat Mall. The Centre has exciting opportunities for retail, medical services, restaurants and automotive uses to join the existing retail mix within the plaza.

- **Available Space:** Unit 1240 - 1,949 sq ft (*Quick possession*)
Unit 1020 - 1,766 sq ft (*Quick possession*)
Unit 1906 - 3,200 sq ft (*Can be demised, freestanding pad site*)
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$9.36 PSF (est. 2024) + Mgmt Fee

LEASING CONTACT

Ben Cowie Leasing Manager

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Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN AND PHOTOS

BUILDING A

- #1000 Jiffy Lube 2,040 sf
- #1020 Vacant 1,766 sf
- #1030 Pizza 73 2,036 sf
- #1040 Wayback 1,971 sf

BUILDING B

- #1060 Kushbar 1,649 sf
- #1080 Rosco's Pub 5,113 sf
- #1140 Ruckers 2,972 sf
- #1160 Buffet Medicine Hat 6,000 sf
- #1180 Supplement King 1,100 sf
- #1200 Dots 1,660 sf
- #1220 Booster Juice 1,111 sf
- #1230 Ones Nails 1,047 sf
- #1240 Vacant 1,949 sf
- #1260 Pita Pit 1,343 sf
- #1280 Stacked Pancake & Breakfast House 2,600 sf
- #1300 Rexall 13,123 sf

PAD SITES

- #1905 KFC 2,700 sf
- #1906 Vacant 3,200 sf
- #1907 Earls 5,250 sf
- #1908 Starbucks 2,000 sf



AREA DEMOGRAPHICS



Population

10th Highest in Alberta

65,949



Income

Average Household Income

\$99,000

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

ROYOP



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.