

# Carry Plaza

3215 Dunmore Road SE, Medicine Hat, Alberta

## RETAIL SPACE AVAILABLE



## SITE INFO

Modernized retail plaza anchored by Rexall, Starbucks, Earls and KFC. 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 #1906 - 3,200 sq ft (Can be demised, freestanding pad site)
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$9.85 PSF (est. 2026) + Mgmt Fee

## LEASING CONTACT

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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 Guac Mexi Grill 1,781 sf
- #1030 Pizza 73 1,526 sf
- #1040 Wayback 1,971 sf

### BUILDING B

- #1060 Canna Cabana 1,649 sf
- #1080 Rosco's Pub 4,679 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 Academy of Learning Career College 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.

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We develop and manage mixed use projects.