

# EDGEFIELD PLACE

NOW OPEN



EDGEFIELD  
PLACE

**RE/MAX**  
COMMERCIAL®

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## HIGHLIGHTS

Edgfield Place is a 144,000 SF retail centre located in Strathmore, Alberta. The site is adjacent to Ranch Market Centre and a future residential project consisting of 500 housing units.

- Retail & Commercial spaces between 1,000 and 15,000 SF available
- Over 25,000 residents in Primary Trade area
- Site anchored by Co-op and Peavey Mart
- Over 15,000 vehicles pass daily along the Trans-Canada Highway
- Immediate possession available.



# SITE FEATURES

Edgefield Place will add to the main hub for convenience shopping in Strathmore and surrounding rural communities, providing an incredible retail opportunity with a primary trade area of over 25,000 residents.

## DAILY TRAFFIC

Over 15,000 vehicles pass the site daily

## PRIMARY TRADE AREA

Over 25,000 residents

## ACCESS

Future all turns access to be added from the Trans-Canada Highway

## ESTABLISHED CONVENIENCE AREA

Edgefield Place shares an intersection with Ranch Market, anchored by Walmart, Sobey's, and Shopper's Drug Mart

## ANCHORS

Co-op and Peavey Mart, now open

## CONFIRMED RETAILERS

Marks' Work Wearhouse

Pet Valu

Tim Horton's

Little Caesar's

# LEASING OPPORTUNITIES

Edgefield Place shares an intersection with Ranch Market Centre along the Trans-Canada Highway, providing a mile and a half of unobstructed exposure to the shopping hub.

<b>USAGE</b>	<b>LEASE RATE</b>
Retail & Commercial	Call to inquire
<b>TERM</b>	<b>ADDITIONAL RENT</b>
5 - 10 years	±\$7.00/SF
<b>PARKING</b>	<b>PYLON SIGN</b>
700+ stalls available	Opportunities available
<b>AVAILABILITY</b>	
Immediate	

## BUILDING 2

±5,000 SF

Located in the northwest section across from Tim Horton's and beside Mark's, Building 2 has just over 5, 000SF.

## BUILDING 3

15,030 SF

The largest of all the available lots, Building 3 boasts 15,030 SF of demisable space and ample parking areas.

## BUILDING 5B

1,872 SF

1,872 SF neighbouring Pet Valu.

## BUILDING 5C

1,876 SF

5C shares a building with Pet Valu and 5B.



# AREA PLAN



## Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

- Low Density Residential
- Medium Density Residential
- Commercial
- Open Space/Park
- Naturalized Storm Pond

- Regional Pathway
- Local Pathway/ Trail
- Future Road Right of Way

LAND USE CONCEPT

# PHOTOS & AERIALS



# THE TOWN OF STRATHMORE

Edgefield Place is located in the town of Strathmore, a growing, family oriented municipality surrounded by small, rural communities with promising retail opportunity.

## POPULATION

Currently 13,756, nearly doubled from 2000 to 2016

## PRIMARY TRADE AREA

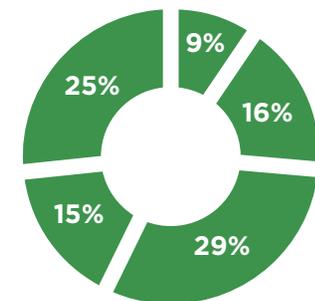
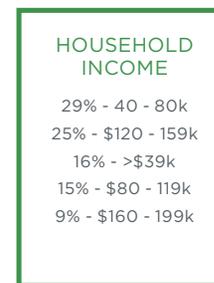
Over 25,000 residents and growing

## TOWN CAPACITY

Upgraded Water Treatment Plan has capacity to support an additional 50,000 residents

## DEVELOPMENTS

8 currently adopted development plans with approximately 9,000 new residential units



# THE DEVELOPERS



## RENCOR DEVELOPMENTS INC.

Rencor provides creative, effective site solutions; reacts quickly to market conditions and develops properties in prime locations yielding maximum sales per square foot. High consumer traffic, retail with minimum risk and above average returns. All of Rencor's projects are highly successful and dominant in their markets. Rencor controls each phase of the development process including initial site selection, financing, project management, budgeting, construction and leasing.



## ANTHEM UNITED

Operating across Western North America, Anthem United is a land development and homebuilding company focused on developing vibrant communities that respond to the lifestyles of the owners and the region.



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