

EDGEFIELD PLACE

 200 Edgefield Place
Strathmore, Alberta

*Prime retail opportunities available at
Edgefield Place!*

SNAPSHOT

- Prominent retail opportunity located within Edgefield Place, one of Strathmore's primary commercial destinations.
- Strategically positioned at the northeast corner of Highway 1 (Trans-Canada Highway) and George Freeman Trail, offering exceptional visibility and accessibility.
- Situated within a growing retail node alongside a strong mix of national and regional tenants, driving consistent daily traffic to the area.
- Serves Strathmore and the surrounding regional market, drawing customers from both local and rural communities.
- Located within one of Alberta's fastest-growing communities, benefiting from continued residential and commercial expansion.
- Adjacent to significant existing and future residential development, providing a growing built-in customer base.
- Excellent opportunity for retail, restaurant, service, medical, and professional users seeking exposure within a dominant regional shopping corridor.
- Convenient access, ample parking, and strong visibility make Edgefield Place a destination for both everyday needs and destination shopping.



14,644

Daytime Population



15,000+

Vehicles Per Day



\$92,481

Median Household \$

DRIVE TIMES

Langdon	21 mins 29 km
Chestermere	27 mins 35 km
Calgary Downtown	47 mins 55 km
Okotoks	55 mins 77 km

THE DETAILS

Area	Phase I: 2,637 sf Pad Opportunity: Up to 5,400 sf Phase II: Variable Phase III: Variable <i>Coming Soon</i>
Rate	Market
CAM	\$5.88 psf
TAX	\$2.06 psf
Term	5-10 Years
Availability	Phase I: Variable Phase II: Variable Phase III: Subject to pre-leasing

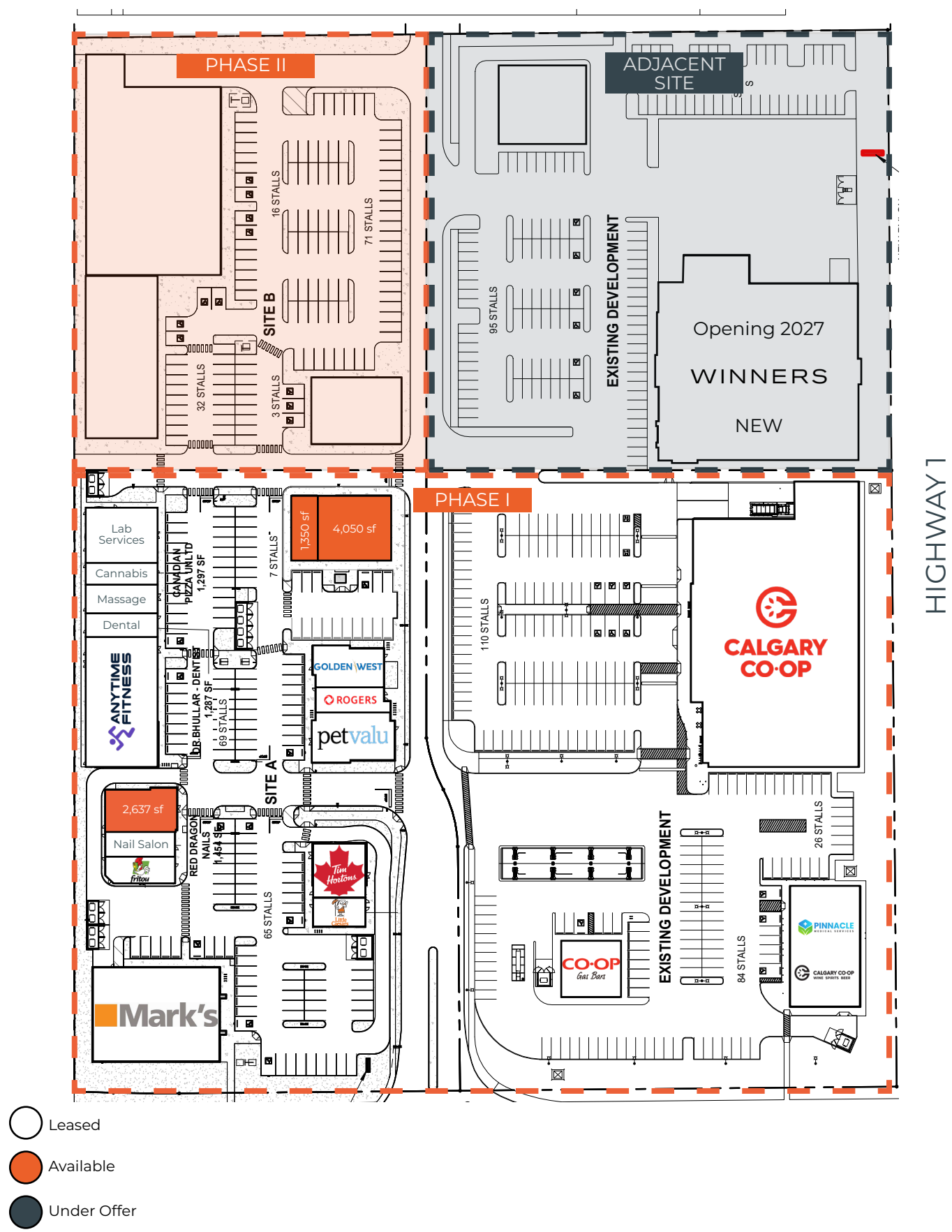
LOCATION



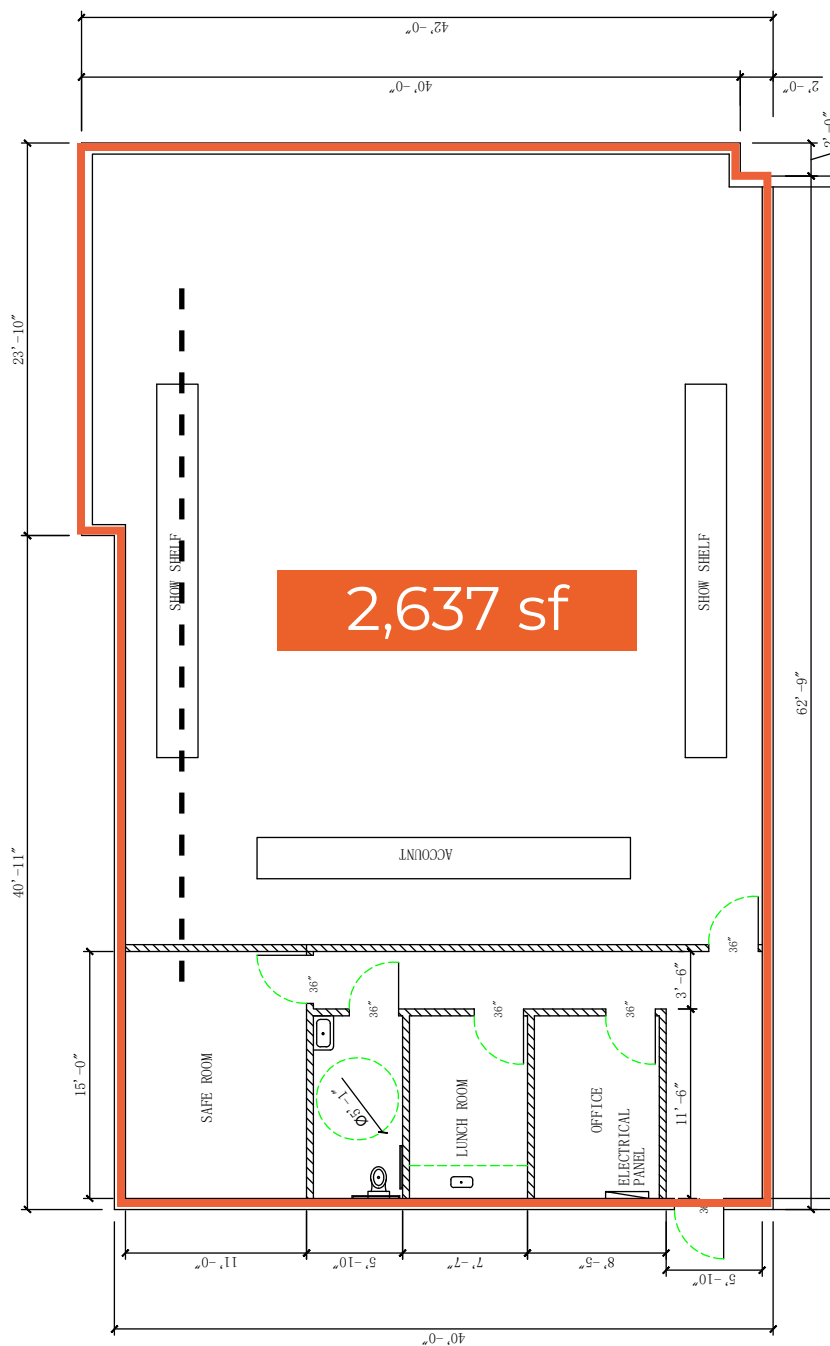
Explore Strathmore -
Watch the Site Video Here!



SITE PLAN



Available Immediately



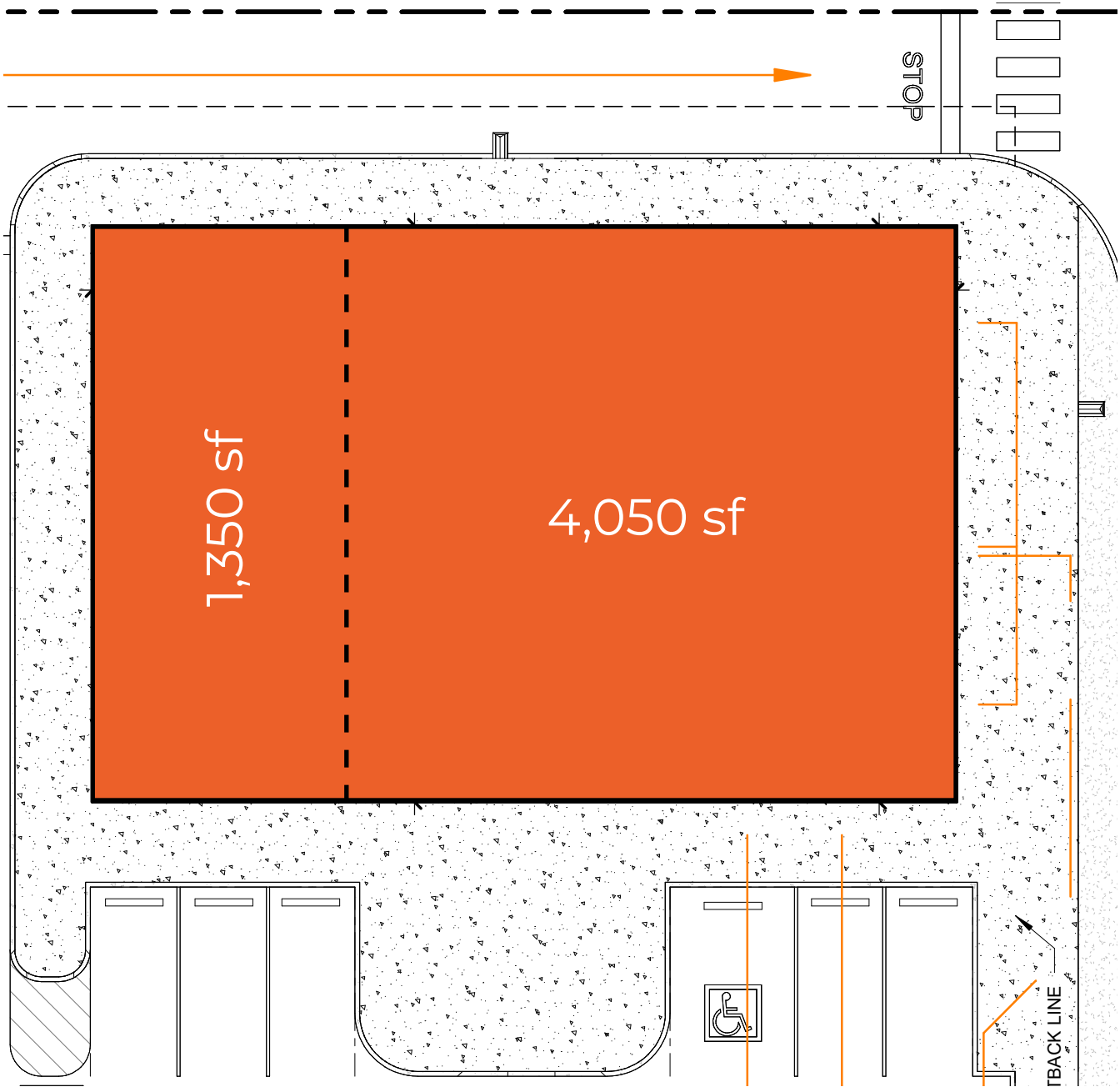
SITE PLAN



PHASE I

Up to 5,400 sf

New Pad Opportunity



Leased



Available



Under Offer

SITE PLAN

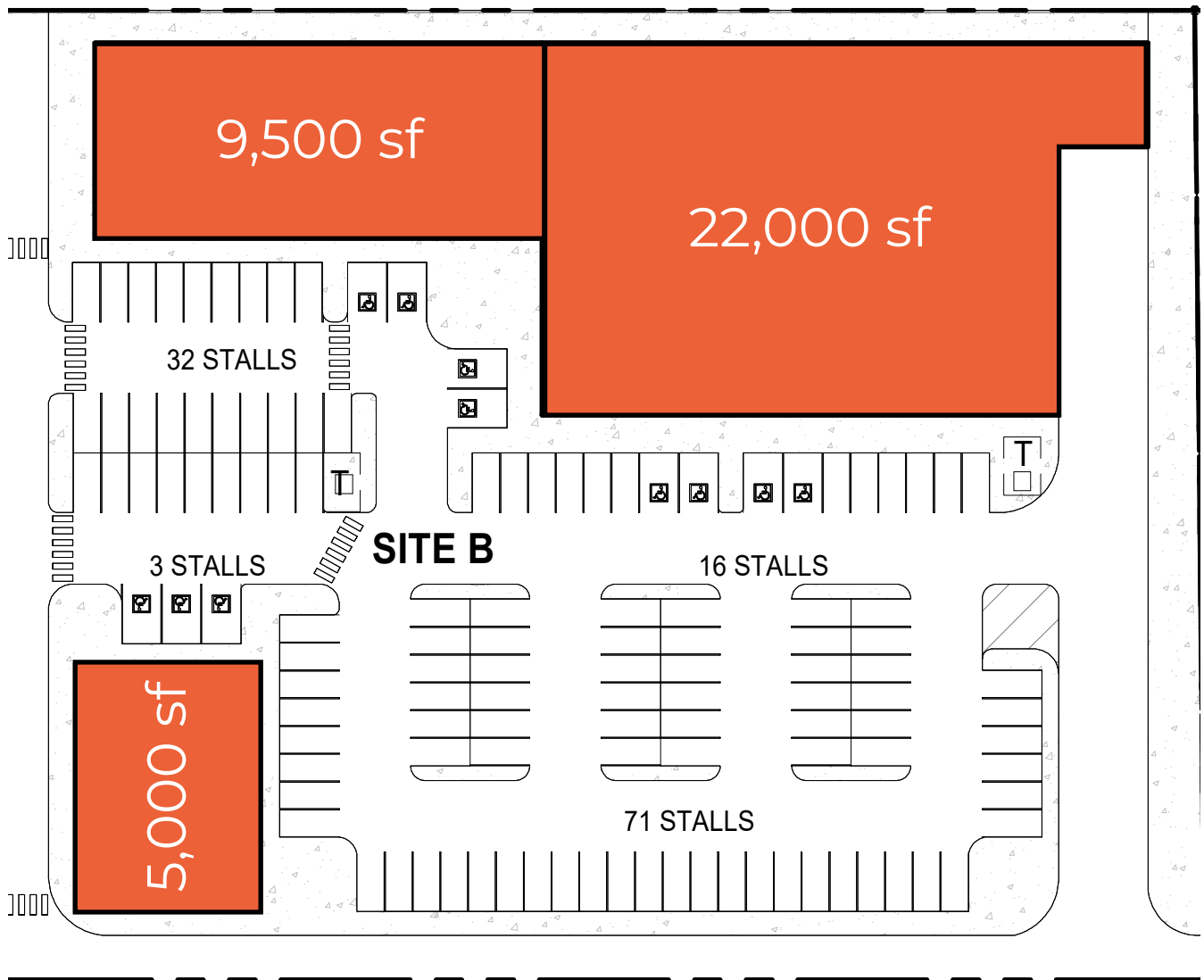


PHASE II

CRU I: 5,000 sf

CRU II: 9,500 sf

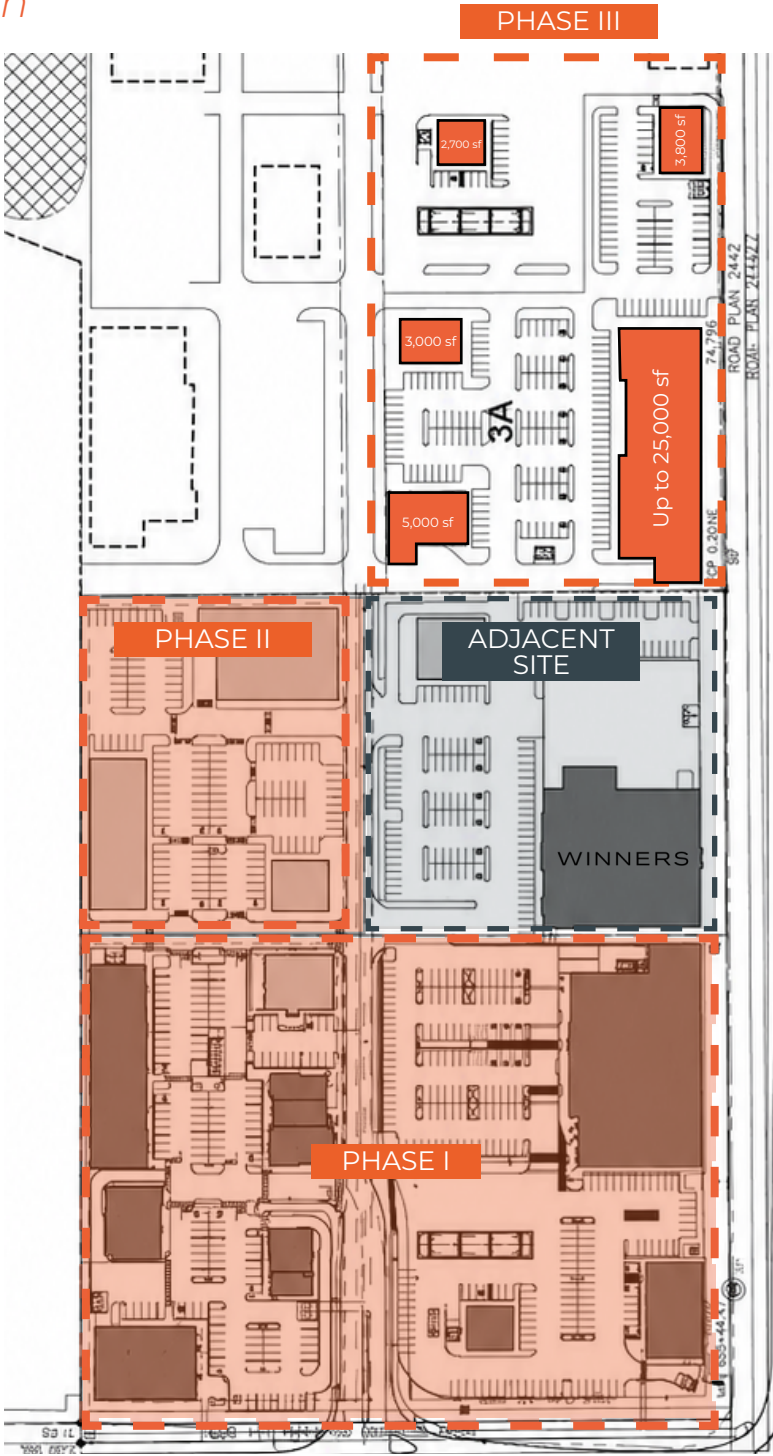
CRU III: 22,000 sf



-  Leased
-  Available
-  Under Offer

SITE PLAN

PHASE III
Coming Soon



-  Leased
-  Available
-  Under Offer

VISUALS



PERKS



*Enjoy the benefits of a growing community just
47 minutes from downtown Calgary.*

WHY STRATHMORE?



Strathmore is a vibrant and growing community located just east of Calgary along the Trans-Canada Highway. Known for its strong agricultural roots and western heritage, the town offers a welcoming small-town atmosphere while providing residents with convenient access to the amenities and employment opportunities of the Calgary region. Over the years, Strathmore has evolved into a popular destination for families, professionals, and retirees seeking a high quality of life, a strong sense of community, and a more relaxed pace than larger urban centres.

The town is well known for its community spirit, recreational amenities, and family-oriented lifestyle. Residents enjoy access to numerous parks, pathways, sports facilities, golf courses, and year-round community events, including the renowned Strathmore Stampede. Supported by a diverse economy that includes agriculture, retail, healthcare, construction, and professional services, Strathmore continues to attract new residents and businesses while maintaining the character and charm that have made it one of Southern Alberta's most desirable communities.

*Explore Strathmore -
Watch the Site Video Here!*





OPEN THE DOOR TO POSSIBILITY.

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CANADA

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