

Red Deer Retail



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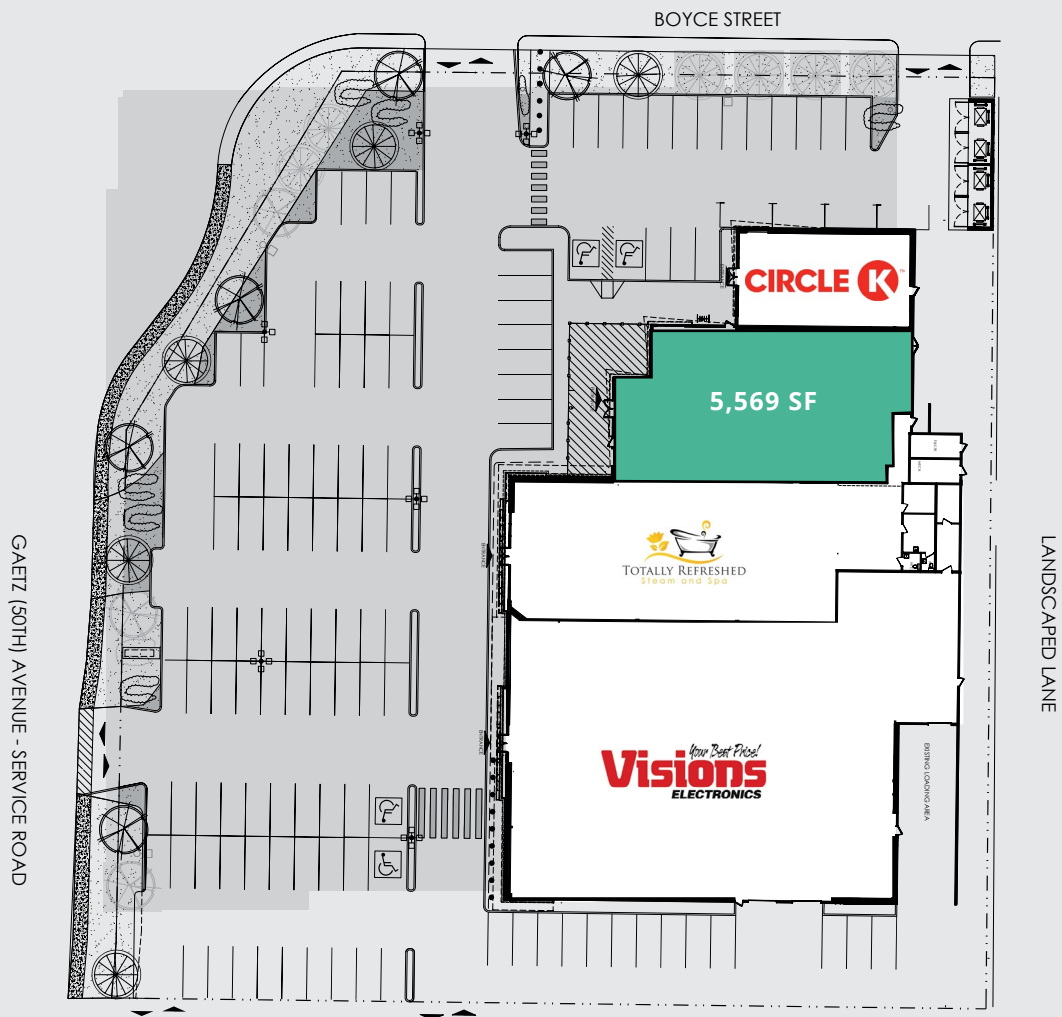
 2119 50 Avenue, Red Deer, AB

**5,569 SF vacancy
along major arterial**



Highlights

- Located on major arterial, Gaetz Avenue with easy access to Highway 2
- Centrally located in Red Deer's major retail node, in close proximity to Walmart, Home Depot, Sobeys, The Brick, Indigo, Ashley Homestore, Michaels and Petland as well as Bower Place Mall
- Site tenants include: Visions Electronics, Circle K and Totally Refreshed Steam and Spa. Located adjacent to Earls Kitchen&Bar
- Premises has west-facing patio potential



Lease Rate	Market
Area Available	5,569 SF
Site Size	2.1 Acres
Zoning	C4 - Commercial (Major Arterial) District
Timing	Immediately

Trade Area Demographics (5km)



Population
73,375



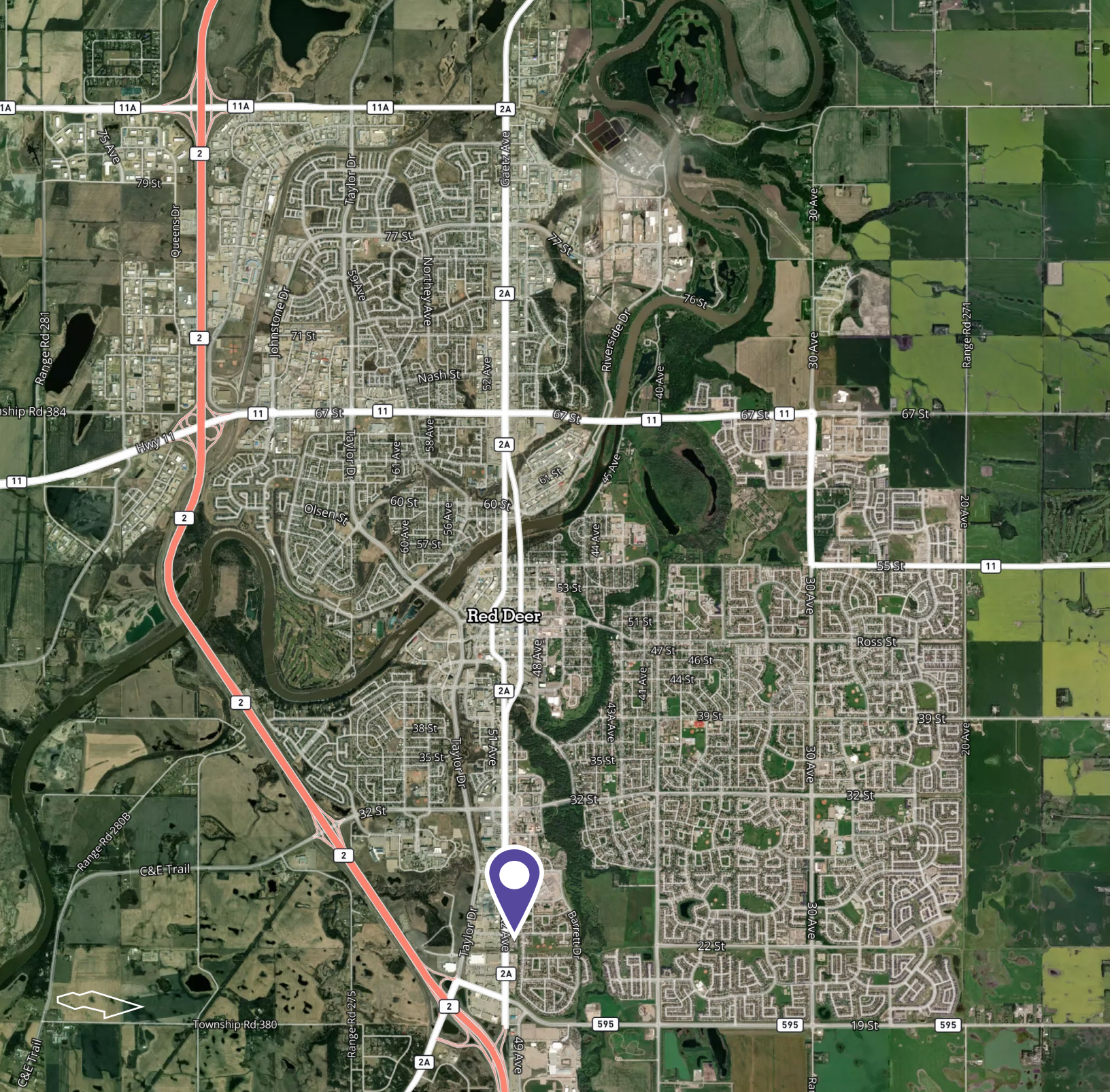
Median age
39.2



Daytime population
70,464



Average household income
\$118,491



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