

Centennial Village

31 Southridge Drive | Okotoks, Alberta



Retail Leasing Opportunity



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PROPERTY OVERVIEW



Great access to the centre via one all-turns intersection and two right-in/right-outs



Amenity rich area with schools and recreation centres



Diverse tenant mix including medical, financial, dental, and QSR



Anchor tenants include Shoppers Drug Mart, ATB Financial, and Canada Diagnostic Centres



High traffic volumes on north- and south-bound Southridge Drive (Hwy 2A)



Excellent visibility along busy Southridge Drive

Lease Details

Landlord's Legal Name:	Okotoks Village Inc.
Rentable Area:	Suite 187 1,387 SF
Lease Rate:	Market
Annual Operating Costs & Taxes:	±\$15.72 PSF (separately metered utilities)
Term:	5-10 years
Availability:	Immediate
Parking:	Unassigned surface @ no charge



LOCATION

31 Southridge Drive | Okotoks, Alberta



Shopping Centre Tenants

- 1 Co-op Gas / C-Store
- 2 ATB Financial
- 3 Canada Diagnostic Centres
- 4 Opa! / Smile Zone Dental
- 5 Shoppers Drug Mart
- 6 Arby's - NEW!

Other Area Businesses

Original Joe's
TD Bank
Lakeview Inn & Suites

INTERIOR PHOTOS



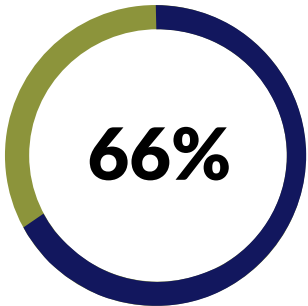
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DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	5,743	25,013	29,875
Daytime Population	Sum	7,373	25,213	27,675
Total Households	Sum	1,953	8,410	9,993



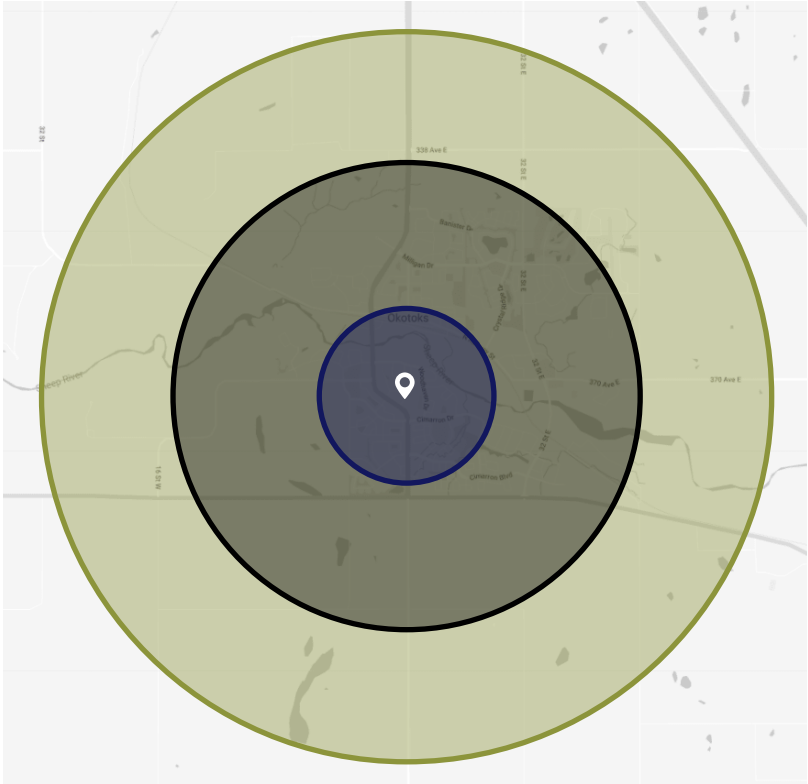
Median age
38 years old



Employment Rate
within 1 km radius



Median Household Income
\$114,615



● 1 km Radius
 ● 3 km Radius
 ● 5 km Radius



Primary age group suitability
38-53
year olds



MOST of the population in the surrounding area have **white collar** professions