HIGH EXPOSURE PAD IN MODERNIZED
RETAIL SHOPPING CENTRE

RETAIL FOR LEASE

CARRY PLAZA 3215 Dunmore Road SE, Medicine Hat, AB

- **3,200 SF unit available for lease in a prime Medicine Hat retail development - ability to demise for two tenants**
- Anchored by Rexall, Earls, and Starbucks, with a mix of national land local tenants on site
- Excellent visibility and access along Dunmore Road SE
- Shadow anchored my multiple large format tenants and Medicine Hat Mall
- Landlord recently invested over $1.5M towards improving the façades

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PROPERTY FEATURES

Vacancy	Up to 3,200 SF
Available	Immediately
Address	3215 Dunmore Road SE, Medicine Hat AB
Zoning	Mixed use district (MU)
Basic Rent	Negotiable
Op. Costs	$9.86 PSF (2026 est.) + Admin Fee (5% of gross rent)
Utilities	Separately metered
Parking	Surface

EXCELLENT ACCESS AND EXPOSURE

UPGRADED FAÇADES

AMPLE PARKING

SITE PLAN

PAD SITES

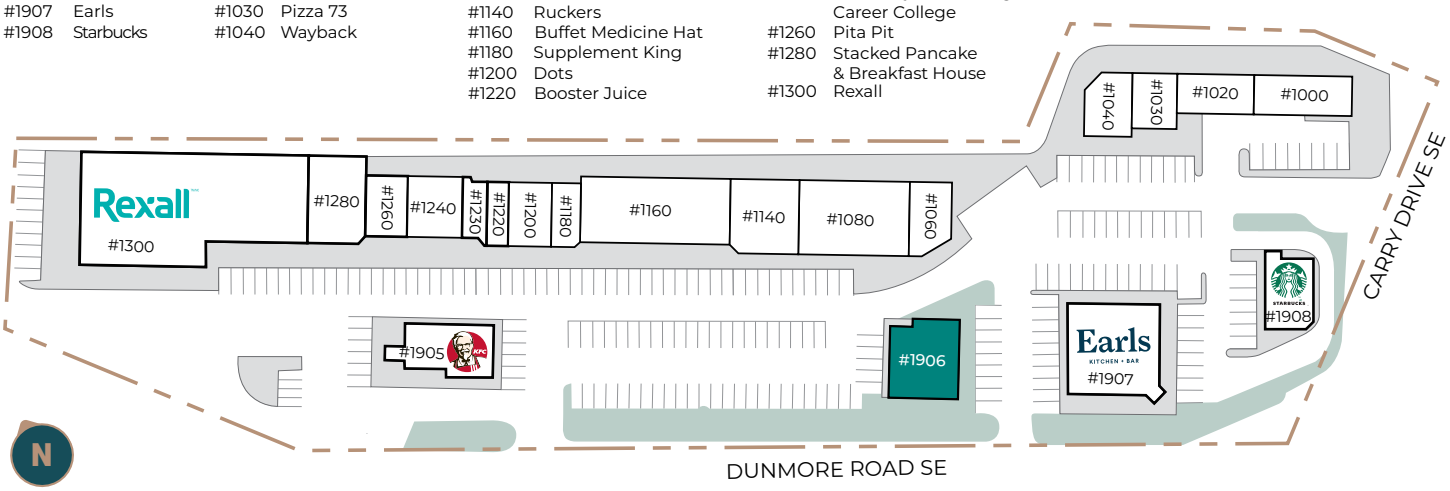
#1905 KFC
#1906 VACANT
#1907 Earls
#1908 Starbucks

BUILDING A

#1000 Jiffy Lube
#1020 Guac Mexi Grill
#1030 Pizza 73
#1040 Wayback

BUILDING B

#1060 Kushbar
#1080 Rosco's Pub
#1140 Ruckers
#1160 Buffet Medicine Hat
#1180 Supplement King
#1200 Dots
#1220 Booster Juice
#1230 Ones Nails
#1240 Academy of Learning Career College
#1260 Pita Pit
#1280 Stacked Pancake & Breakfast House
#1300 Rexall



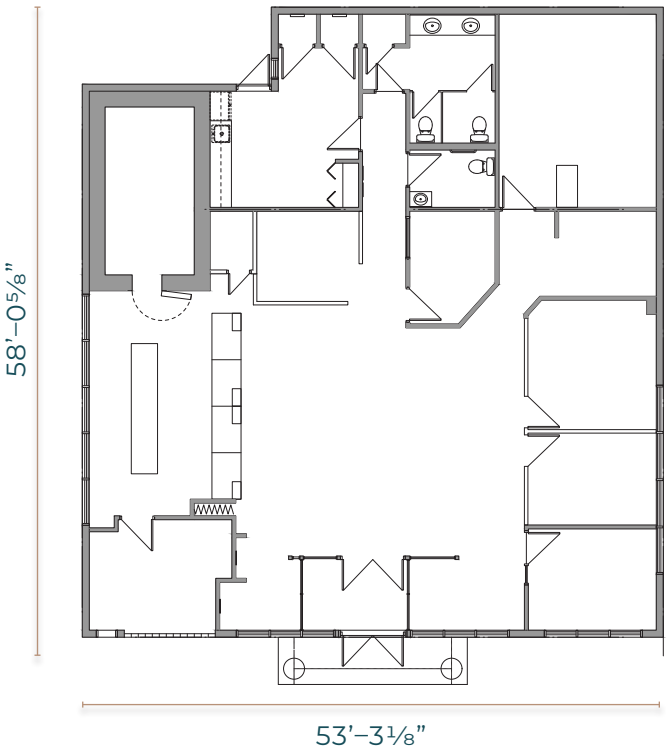
THE OPPORTUNITY

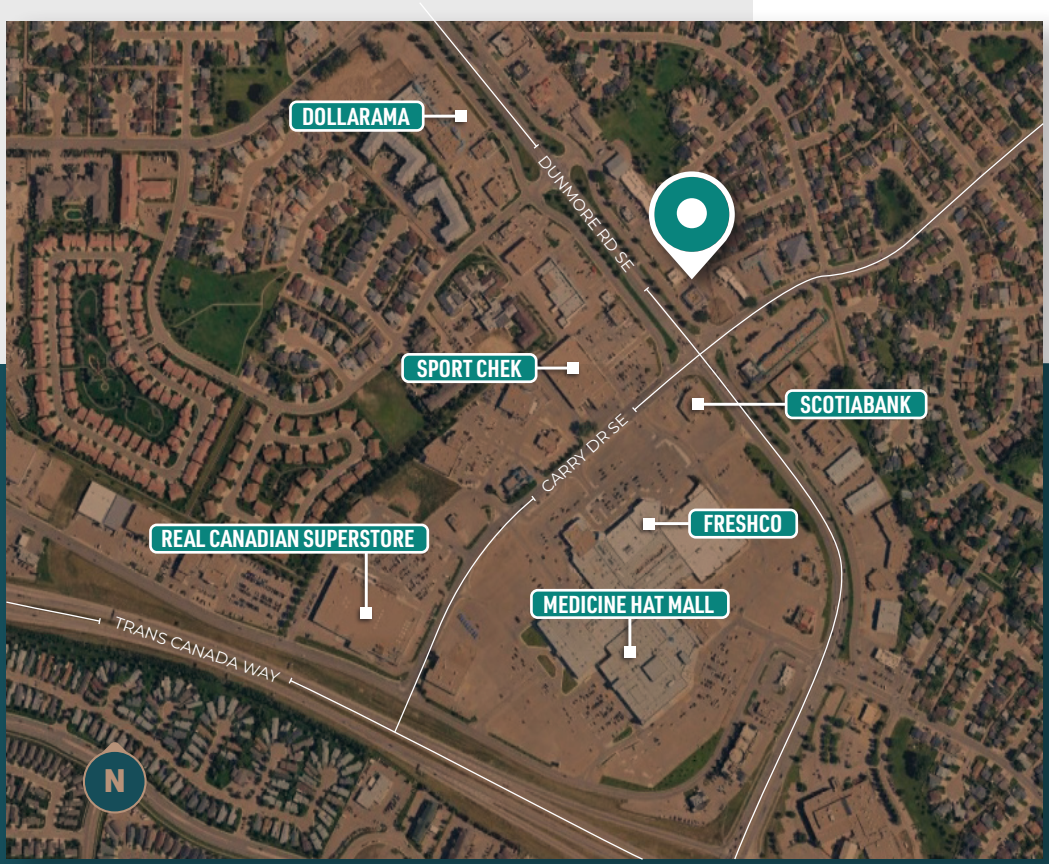
PRIME RETAIL LOCATION WITH EXCELLENT VISIBILITY, ACCESS, AND PARKING NEAR THE TRANSCANADA HIGHWAY. SURROUNDED BY TOP NATIONAL AND LOCAL RETAILERS

Co-locate your business amongst multiple national and local businesses in southeast Medicine Hat. With close proximity to the TransCanada Highway via Dunmore Road SE, servicing the established residential areas around town is convenient, and accessible.

The opportunity offers great visibility, access and parking for a single user looking to occupy this prominent pad site. The site is shadow anchored by the recently redeveloped Medicine Hat Mall, and nationals such as Sport Chek, FreshCo, Marshalls, Homesense, and the Real Canadian Superstore.

FLOOR PLAN





AREA DEMOGRAPHICS

2 KM RADIUS

19,510

DAYTIME POPULATION

21,713 residents
3.6% Pop. Change (2020-2025)
2.1% Pop. Change (2025-2030)

$95,114

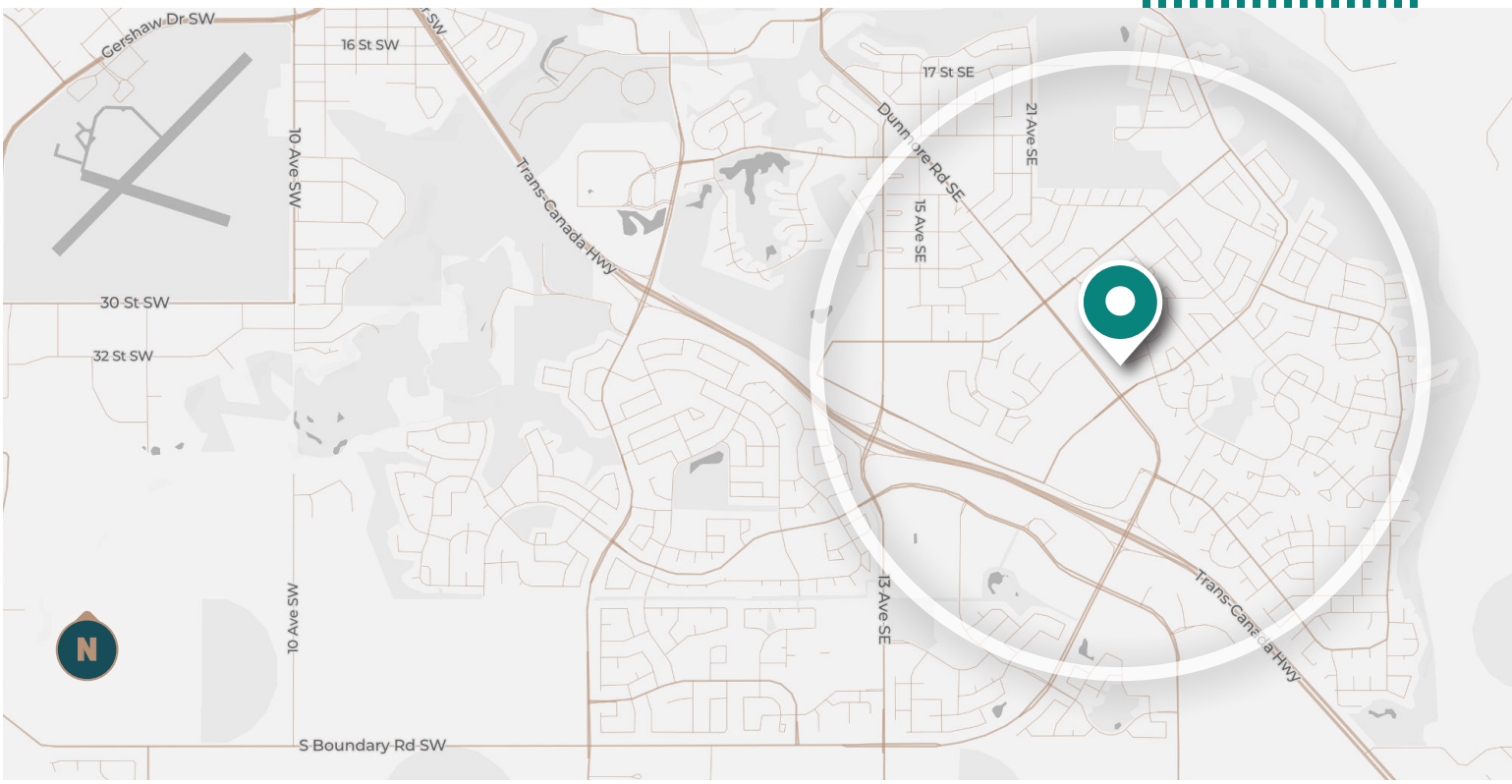
AVERAGE HOUSEHOLD INCOME

24.8% earn $60,000 to $100,000
33.5% earn more than $100,000

21.6%

40-59 YRS

0-19 yrs = 20%
20-39 yrs = 23.3%
60+ yrs = 35.2%



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