

DRAYTON VALLEY POWER CENTRE

5205/5209 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB



DRAYTON VALLEY POWER CENTRE FOR LEASE // RETAIL SPACE

Drayton Valley Power Centre is comprised of two retail buildings totalling over 16,000 SF. Premier retail destination drawing commuters from Cowboy Trail (HWY 22) with its excellent exposure and access. 1,145 up to 5,162 SF CRU's available for lease with drive-thru potential. A fresh space in a modern shopping centre available immediately.

See this property on tag.ca

BUILDING HIGHLIGHTS

- Enjoy high traffic and ample on-site surface parking
- Several units from 1,145 SF up to 5,162 SF demisable
- Walmart, Canadian Tire, Mark's and Drayton Valley Ford shadow anchors
- Join co-tenants such as Valley Dental and Drayton Nails & Spa

CONTACT // Rayann Bungay at 780.486.3919 or rbungay@tag.ca



AVAILABLE AREA

Building	AREA (SF)	DETAILS
1	1,145 SF	Main floor // Retail
1	1,237 SF	Main floor // Retail
1	3,726 SF	Main floor // Retail
2	1,535 SF	Main floor // Retail
2	1,995 SF	Main floor // Retail
2	1,632 SF	Main floor // Retail with drive-thru



ZONING

C2 - Commercial

PARKING

Ample surface parking

YEAR BUILT

2006

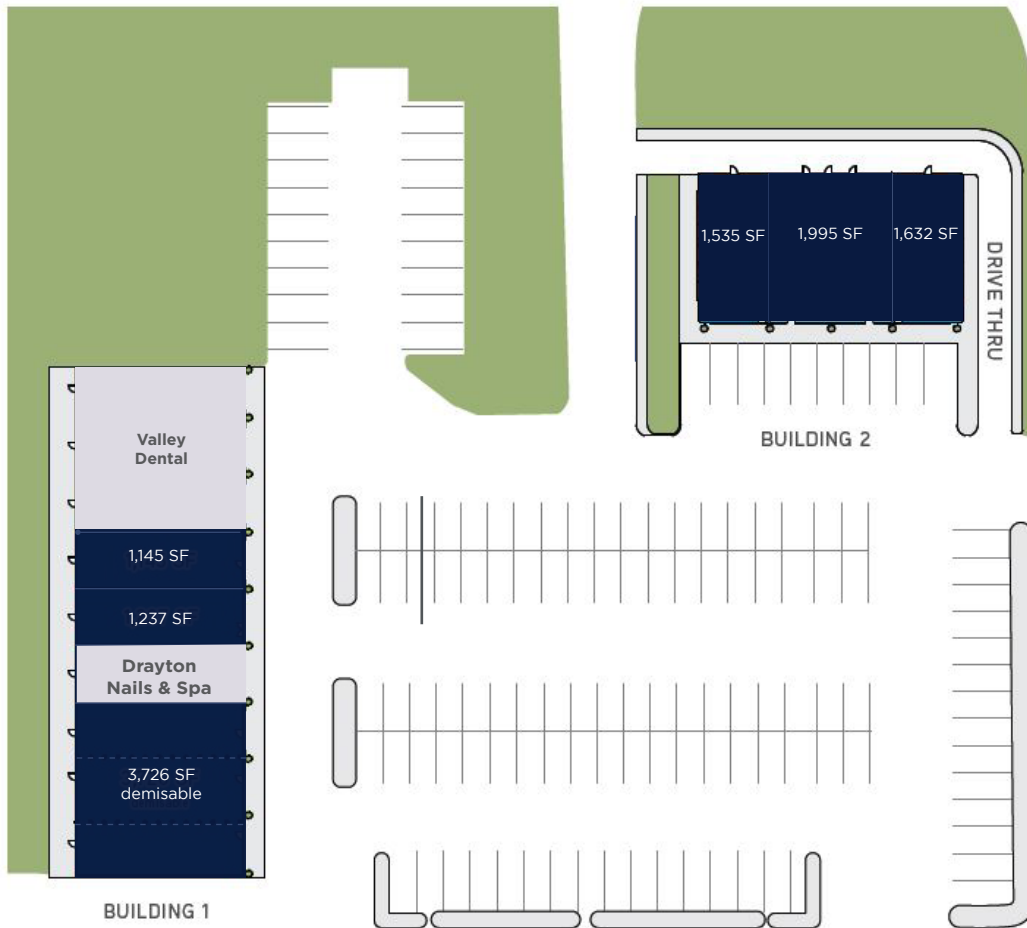
LEASE RATE

Market

TI ALLOWANCE

Negotiable

POWER CENTER BOULEVARD





30,000+
Trade Area



\$127,245
Household income average within 3 km



LOCATED ON MAJOR TRANSPORTATION ROUTES
Easily accessible from Cowboy Trail



NEARBY SKILLED LABOUR FORCE
Oil and gas primary economic driver

Drayton Valley provides the ideal retail landscape for consumer spending. The town's population enjoys above average household incomes with oil and gas as the primary economic driver. Great opportunity to serve local customers and those commuting through Drayton Valley.



CONTACT US FOR MORE INFORMATION

Rayann Bungay
p. 780.486.3919
e. rbungay@tag.ca

2400, 10104 103 Avenue
Edmonton, AB, T5J 0H8
tag.ca

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DEVELOPMENTS