



FOR LEASE

PINE PLAZA

LAST UNIT REMAINING!

3732 Kepler Street, Whitecourt, AB

Cushman & Wakefield Edmonton

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THE PROPERTY

NEW EXTERIOR FAÇADE PLANNED FOR SPRING 2024

- Join Ricky's/FatBurger, BarBurrito, Subway, Pizza 73 and Alps Liquor Discounter!
- Strategically located along and with direct access to Highway 43
- Average number of vehicles along Highway 43 is approximately 18,000
- High exposure Pylon signage available
- C-3 Highway Commercial Zoning allows for a wide variety of uses
- Area retailers/businesses include Boston Pizza, Starbucks, McDonalds, KFC, A&W, Dairy Queen, Wendy's and many others.
- Site Features ample on site parking



- Lease Rate: Market
- Estimate Operating Costs (2024) \$6.82 Per SF
- Legal Description: Plan 0522758, Block 6, Lot 21A



- IDEAL FOR:
-  RESTAURANT
 -  RETAIL STORE
 -  MEDICAL USE

NOW OPEN!



NOW OPEN!



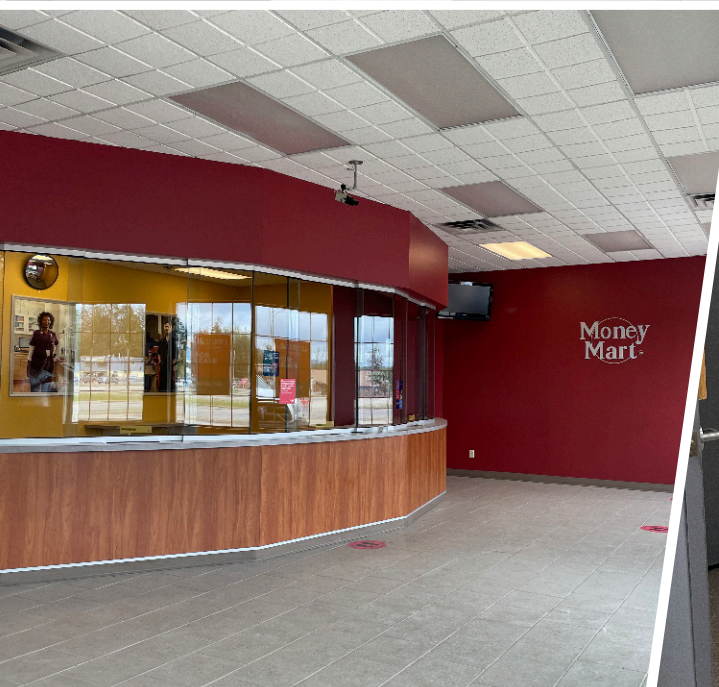
1,789 SF AVAILABLE IMMEDIATELY



LEASED!



INTERIOR PHOTOS



DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	2,026	8,270	10,562
	HOUSEHOLDS		
	1km	3km	5km
	768	3,325	4,160
	AVERAGE INCOME		
	1km	3km	5km
	\$153,162	\$132,083	\$136,215
	VEHICLES PER DAY		
	Approximately 18,000 on Highway 43 in front of property in 2022		



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