

OKOTOKS SQUARE

100, 28 SOUTHRIDGE DRIVE
OKOTOKS, ALBERTA

SPACE AVAILABLE:	Unit 100 - 3,250 sq. ft.
BASIC RENT:	Market
OP COSTS & TAXES:	\$14.59
AVAILABLE:	Immediately
SIGNAGE:	Fascia and Pylon
ZONING:	GC
TERM:	5 - 10 Years



OKOTOKS SQUARE

100, 28 Southridge Drive | Okotoks, Alberta

For Lease

DEMOGRAPHICS:



AVERAGE
HOUSEHOLD
INCOME

\$143,513

Within 1 KM

\$137,182

Within 3 KM

\$140,323

Within 5 KM



DEMOGRAPHICS
Within 1 KM

Dominant Age: **39 Years**
Daytime Population: **6,068**

Within 3 KM
Dominant Age: **38 Years**
Daytime Population: **22,988**

Within 5 KM
Dominant Age: **38 Years**
Daytime Population: **27,092**



POPULATION

Within 1 KM

6,941

Within 3 KM

27,020

Within 5 KM

33,599

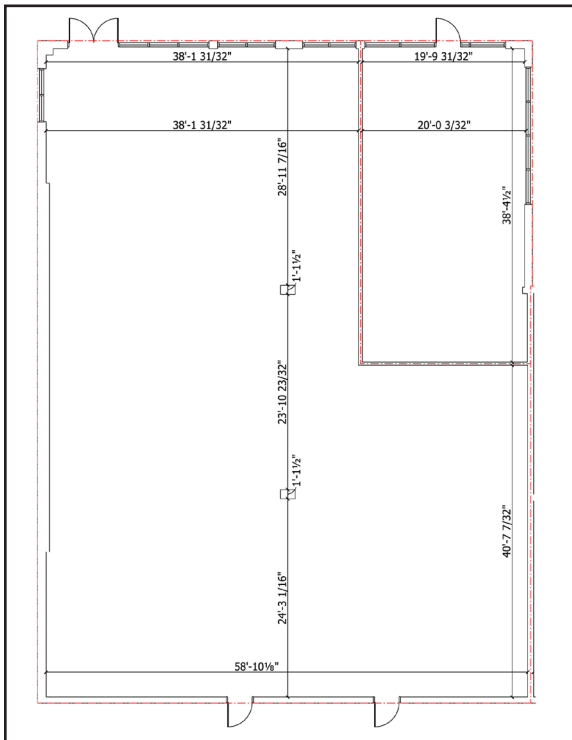
LOCATION MAP:



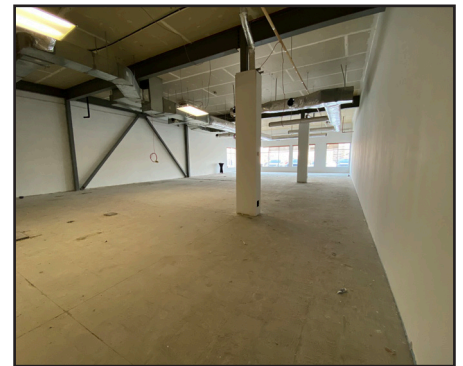
HIGHLIGHTS:

- High visibility end cap unit available
- Exposure to over 30,000 vehicles per day
- Immediate accessibility to both Northridge and Southridge drive for quick commutes in either direction
- Abundant no-charge surface parking with 79 surface stalls
- Anchored by Original Joes and TD Bank
- Daycare use available with ability to construct exterior outdoor play area in back

FLOOR PLAN:



INTERIOR PHOTOS:



FOR MORE INFORMATION PLEASE CONTACT

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