

MIDWAY CENTRE

7609 HENDERSON WAY, LACOMBE, AB

FOR LEASE



UNIT SIZES FROM 1,200 - 8,200 SQUARE FEET

BUILD TO SUIT

PROPERTY HIGHLIGHTS

Welcome to Midway Centre in Lacombe Alberta. Located half way between Edmonton and Calgary Midway Centre will serve over 262,000 residents (within an approximate 50 km radius) and countless travellers on HWY2. Midway Centre is situated at the corner of Hwy 2 and Hwy 12 with exposure to over 37, 000 vehicles per day. Opportunity for various sizes up to 8200 Sq feet available. Current tenants already secured: ESSO, Edo Japan, a liquor store, a cannabis store, Papa Johns, Second Cup, Mary Brown's and Triple O's. Consider Midway Centre for your next franchise or future location of your current business.

PROPERTY DETAILS

Address:	7609 Henderson Way, Lacombe, AB
Legal:	192-3274, Block 1, Lot 3
Space Available:	1,200 - 8,200 SF
Base Rent:	Market Rate
Op Costs:	\$6.00
Possession:	Negotiable Pre-leasing for Q1 2022
Parking:	Scramble
Signage:	Pylon
Zoning:	DC2
Year Built:	2021
Utilities:	Separate



View The Video Tour

<https://bit.ly/3lpm8Vs>

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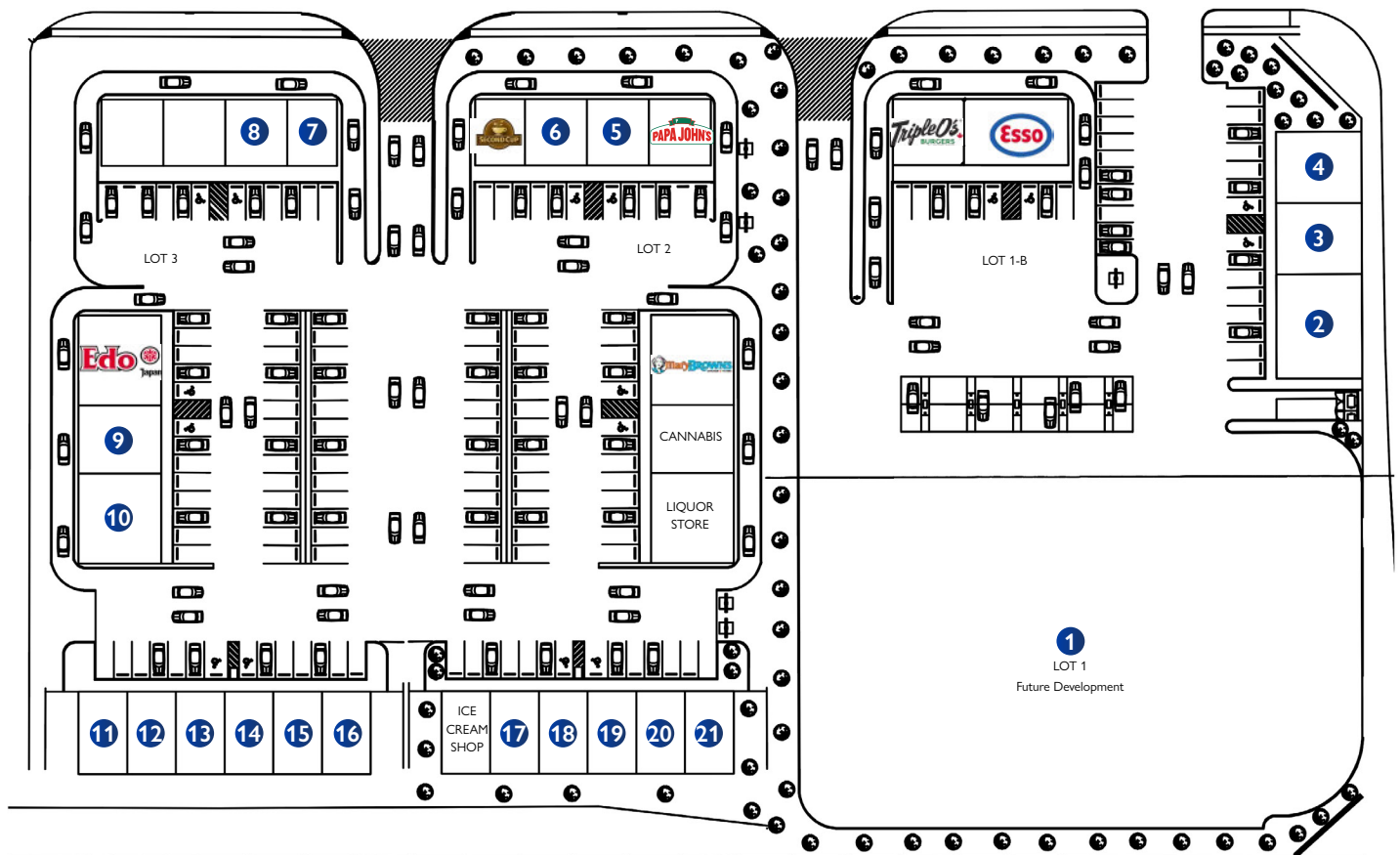
#201, 5607 199 Street Edmonton, AB T6M 0M8

#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019*

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. Artist rendering. Subject to change. Hotel and Entertainment centre are approved but conceptual. *Based on commercial commissions 2017, 2018, 2019

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SITE PLAN



UNIT SIZES approximate

1	future development	11	1,657 SF
2	2,100 SF	12	1,657 SF
3	2,100 SF	13	1,657 SF
4	2,100 SF	14	1,657 SF
5	1,500 SF	15	1,657 SF
6	1,250 SF	16	1,657 SF
7	1,453 SF	17	1,443 SF
8	1,452 SF	18	1,443 SF
9	2,551 SF	19	1,443 SF
10	2,551 SF	20	1,443 SF
		21	1,443 SF

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EXPOSURE



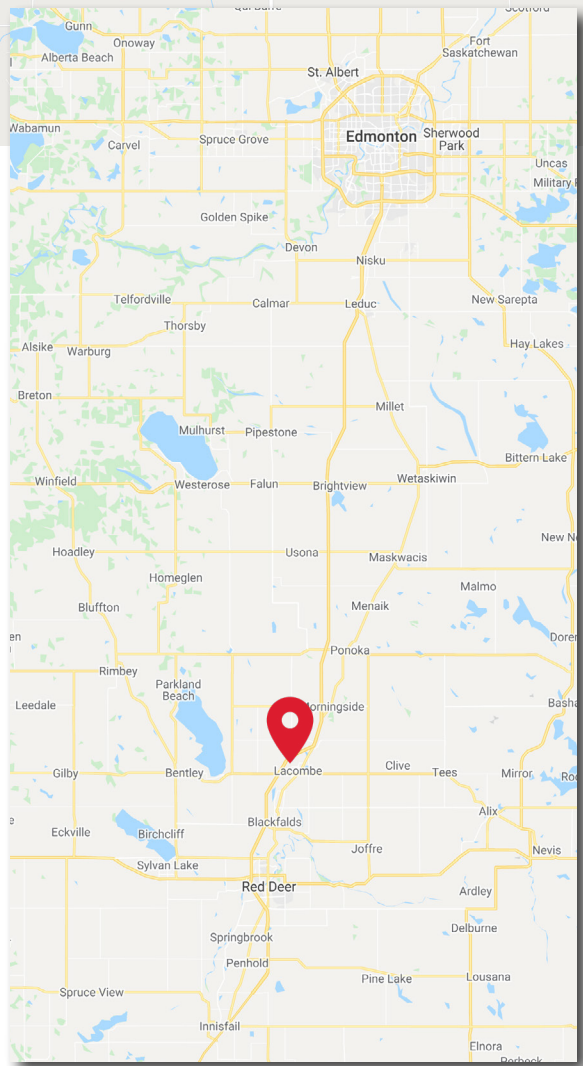
Highway 2 & Highway 12: **29,540 VPD (2019)**
Highway 12 & 76 Street: **21,610 VPD (2013)**



Median Household Income in approximate
50 KM Radius: **\$95,578**



Residents in approximate 50 KM Radius:
262,825



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