

1,546 sf

Unit 3168B (Storage)

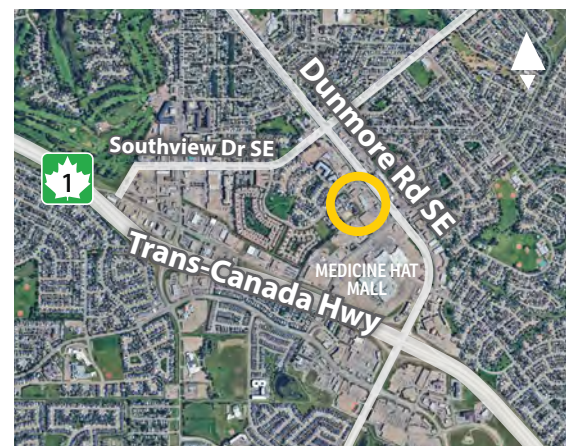


## STORAGE SPACE FOR LEASE

### Dunmore Plaza

3158-3202 Dunmore Road SE, Medicine Hat

- » In the heart of Medicine Hat's commercial hub.
- » Great visibility from Dunmore Road.
- » Ample parking.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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TCN  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



## AREA DEMOGRAPHICS

(3 km radius)

Population **35,709** Median Age **41.7**

Average Household Income **\$101,240**

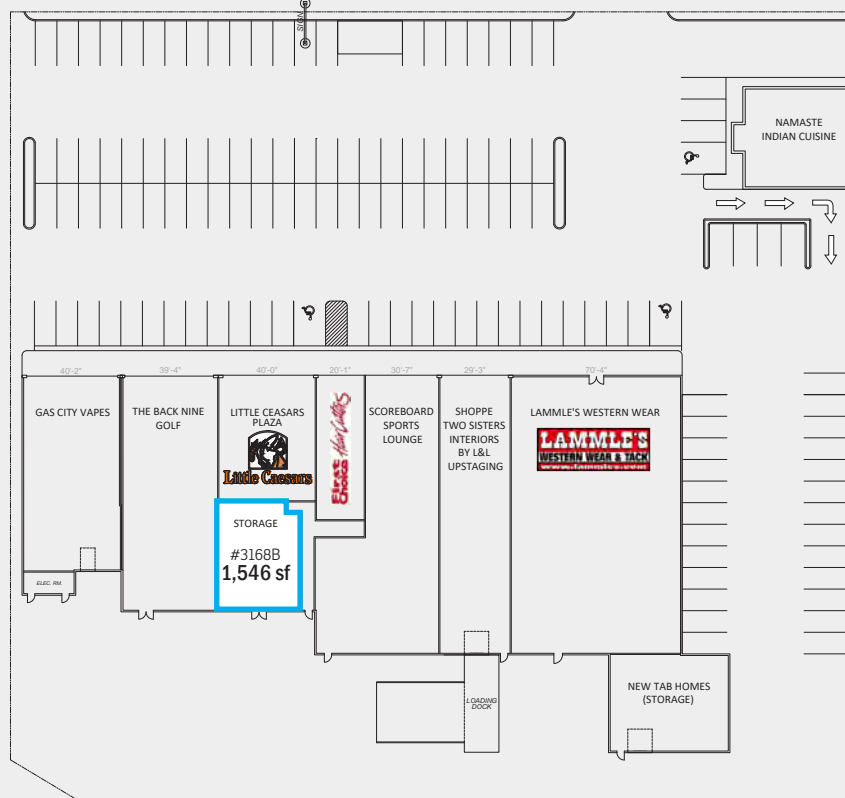
### Current Consumption / Household

<b>\$12,985</b> FOOD	<b>\$5,737</b> HEALTH CARE
<b>\$4,156</b> RECREATION	<b>\$1,825</b> PERSONAL CARE
<b>\$3,600</b> LIQUOR/TOBACCO	<b>\$2,610</b> CLOTHING

Source: Statistics Canada

- » Well-established and well-maintained retail plaza next to Dollar Tree and Sport Chek.
- » Excellent location along major arterial, Dunmore Road, and benefits from great accessibility.
- » Its proximity to residential communities positions the property as a central hub for daily necessities, attracting a steady flow of foot traffic.

DUNMORE ROAD SE



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
3158-3202 Dunmore Road SE, Medicine Hat

ZONING: MU - Mixed Use

AVAILABLE FOR LEASE:

■ 1,546 sq. ft. – Unit 3168B (Storage)

~~3,981.8 sq. ft. – Unit 3168~~ **LEASED**

~~1,908 sq. ft. – Unit 3202 (Drive-Thru)~~ **LEASED**

~~3,357 sq. ft. – Unit 3192~~ **LEASED**

~~2,009 sq. ft. – Unit 3196A (Storage)~~ **LEASED**

AVAILABILITY: Immediate

PARKING: 131 surface stalls

PYLON SIGNAGE: Available at market rate

OP. COSTS AND TAXES: \$12.75 psf (est., 2026)

NET RENT: Market



Prominent pylon signage and ample surface parking

3168B (STORAGE)  
**1,546** SQ.FT.



UNIT 3168  
**3,981.8** SQ.FT.



3196A (STORAGE)  
**2,009** SQ.FT.



3202 (DRIVE-THRU)  
**1,908** SQ.FT.



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