

*Wainwright Crossing:
2840 13 Avenue*



Wainwright, Alberta
Power centre retail space for lease



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Highlights

- Anchored by Wal-Mart & Canadian Tire
- Best Western located on site
- Highway exposure
- Excellent signage and visibility

Details

Leasable Areas:	1,372 s.f.	}	2,742 s.f. contiguous
	1,370 s.f.		
Lease Rate:	\$25.00 p.s.f.		
Additional Rent:	\$6.87 p.s.f.		
Zoning:	C3 – Commercial Highway		

Expenditure Report

	1 kilometer	3 kilometers	5 kilometers
Total expenditure: Total (\$)	\$63,125,002	\$239,541,145	\$249,030,199
Average Spent	\$120,929	\$93,717	\$94,401
Spending Potential Index	100	100	100
Total current consumption: Total (\$)	\$46,994,182	\$180,591,886	\$187,719,599
Food: Total (\$)	\$5,968,072	\$24,325,286	\$25,212,638
Household furnishings and equipment: Total (\$)	\$1,611,936	\$6,112,664	\$6,355,065
Clothing: Total (\$)	\$2,785,741	\$10,571,922	\$10,996,153
Personal care: Total (\$)	\$1,012,059	\$3,844,077	\$4,001,319
Recreation: Total (\$)	\$3,201,345	\$12,183,417	\$12,675,349

Demographic Report

	1 kilometer	2 kilometers	5 kilometers
Summary			
2010 Total Population	1,285	6,084	6,340
2015 Total Population	1,574	6,452	6,732
2020 Total Population	1,683	6,628	6,914
2015-2020 Annual Rate	1.35%	0.54%	0.53%
2010 Households	433	2,449	2,527
2010 Average Household Size	2.83	2.37	2.37
2015 Households	522	2,556	2,638
2015 Average Household Size	2.88	2.42	2.41
2020 Households	548	2,582	2,663
2020 Average Household Size	2.93	2.46	2.45
2015-2020 Annual Rate	0.98%	0.20%	0.19%
2010 Families	313	1,586	1,651
2010 Average Family Size	3.20	2.99	3.00
2015 Families	371	1,608	1,678
2015 Average Family Size	3.17	3.03	3.04
2020 Families	398	1,707	1,776
2020 Average Family Size	3.31	3.11	3.12
2015-2020 Annual Rate	1.41%	1.20%	1.14%
2015 Dwellings	522	2,556	2,638
Owned Dwellings	416	1,939	2,012
Rented Dwellings	106	617	626
Band Housing	0	0	0
Average Household Income			
2010	\$113,606	\$81,393	\$82,506
2015	\$138,336	\$100,987	\$102,203
2020	\$158,281	\$116,018	\$117,187

Daytime Population

7,559

Traffic Count

18,220 vehicles
per day (2015)



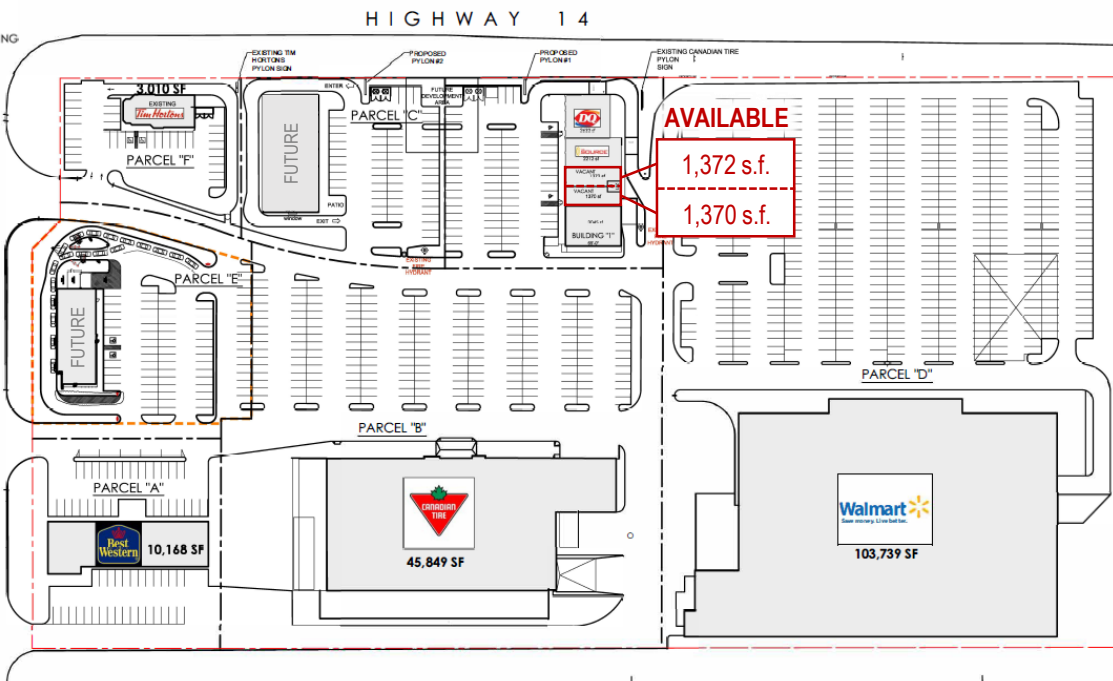
Location



Map

Nearby businesses include:

- DQ
- The Source
- Tim Horton's
- No Frills
- A & W



Site Plan

Anchored by:

- Wal-Mart
- Canadian Tire

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