



DODSON PLAZA
4341 - 50 Street, Drayton Valley, AB

FOR LEASE

PROPERTY HIGHLIGHTS

- Up to 15,136 Sq.Ft. (+/-) retail space is available for lease
- Nail salon space leased - looking for liquor store operator
- Amazing signage opportunities including pylon/fyscia signage
- There is an opportunity for up to 5,000 Sq.Ft. (+/-) pad with potential drive thru
- Ideal use: business services, general retail stores, health services, professional/financial services, restaurants/bars/breweries/drive-in food services, convenience/gas and etc.
- Neighbors include Dollarama, Rexall, IGA, PetValu and other tenant's in Drayton's Valley shopping plaza

DEMOGRAPHICS - Drayton Valley, AB



AGE AND SEX AND TYPE OF DWELLING Data released May 3rd, 2017 Stats Canada	
Average Age of Population	36.5
Average Age(Male)	35.1
Average Age(Female)	37.8
Total Male Population	3605
Total Female Population	3630
Total Number of occupied private Dwellings	2780
Average Household Size	2.5 persons



POPULATION AND DWELLINGS Data released February 8, 2017 Stats Canada	
Population, 2016	7235
Population, 2011	7118
Population percentage change, 2011 to 2016	+1.6%
Total private dwellings**	3116
Population Density per sq. km	235.5
Land Area in Sq. km	30.72

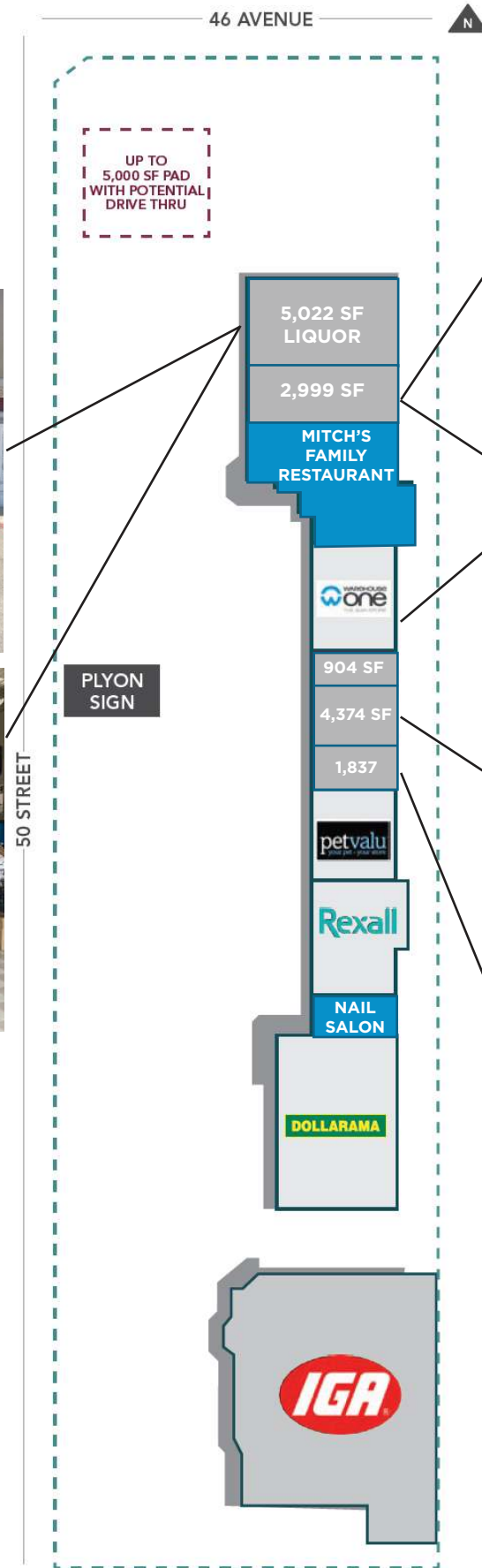
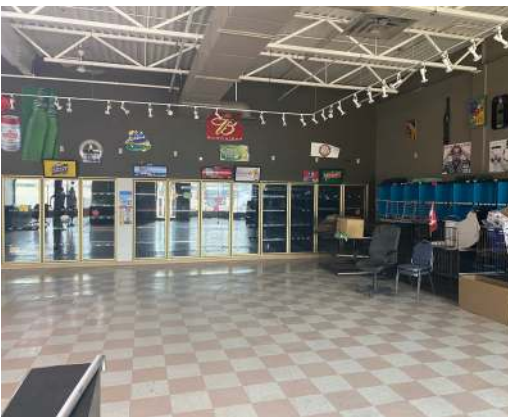


HOUSEHOLD CHARACTERISTICS Data released October 25, 2017 Stats Canada	
Total – Private households by tenure – 25% sample data	2,780
Owner	2,130
Renter	650
Band housing	0
Total – Owner households in non-farm, non-reserve private dwellings – 25% sample data	2,125
% of owner households with a mortgage	69.7
% of owner households spending 30% or more of its income on shelter costs	13.0
Average monthly shelter costs for owned dwellings (\$)	1,380
Average value of dwellings (\$)	322,451
Total – Tenant households in non-farm, non-reserve private dwellings – 25% sample data	650
% of tenant households in subsidized housing	11.5
% of tenant households spending 30% or more of its income on shelter costs	32.8
Average monthly shelter costs for rented dwellings (\$)	1,190

INCOME Data released September 13, 2017 Stats Canada	
<u>INCOME OF INDIVIDUALS IN 2015</u>	
Median total income in 2015 among recipients:	\$42,146
Male:	\$64,141
Female:	\$29,107
<u>INCOME OF HOUSEHOLDS IN 2015</u>	
Median total income of one-person households in 2015:	\$48,896
Median total income of two-or-more-person households in 2015:	\$109,414
<u>INCOME OF ECONOMIC FAMILIES IN 2015</u>	
Average size of an economic family:	3
Median total income of economic families in 2015:	\$106,816
<u>MEDIAN TOTAL INCOME OF COUPLE ECONOMIC FAMILIES</u>	
without children or other relatives in 2015:	\$102,485
<u>MEDIAN TOTAL INCOME OF COUPLE ECONOMIC</u>	
families with children in 2015	\$127,104
<u>MEDIAN TOTAL INCOME OF LONE-PARENT ECONOMIC</u>	
families in 2015	\$54,656
<u>IN LOW INCOME BASED ON THE LOW-INCOME MEASURE, AFTER TAX (LIM-AT)</u>	
0 to 17 years:	205
0 to 5 years:	65
18 to 64 years:	335
65 years and over:	75

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FLOOR PLAN



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PARKING LOT



PAD SITE WITH DRIVE THRU OPPORTUNITY



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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	4341 - 50 Street, Drayton Valley, AB
LEGAL:	Plan 7520585, Block 66, Lot 1
SIZE:	904 - 15,136 Sq.Ft (+/-)
ZONING:	C2 (General Commercial District)
PARKING:	Ample surface
POSSESSION:	Immediate
LEASE RATE:	Market
OP. COSTS:	\$6.00/Sq.Ft. (2019)

MORE INFORMATION

DAVID J. OLSON
SENIOR ASSOCIATE
RETAIL LEASING & INVESTMENT

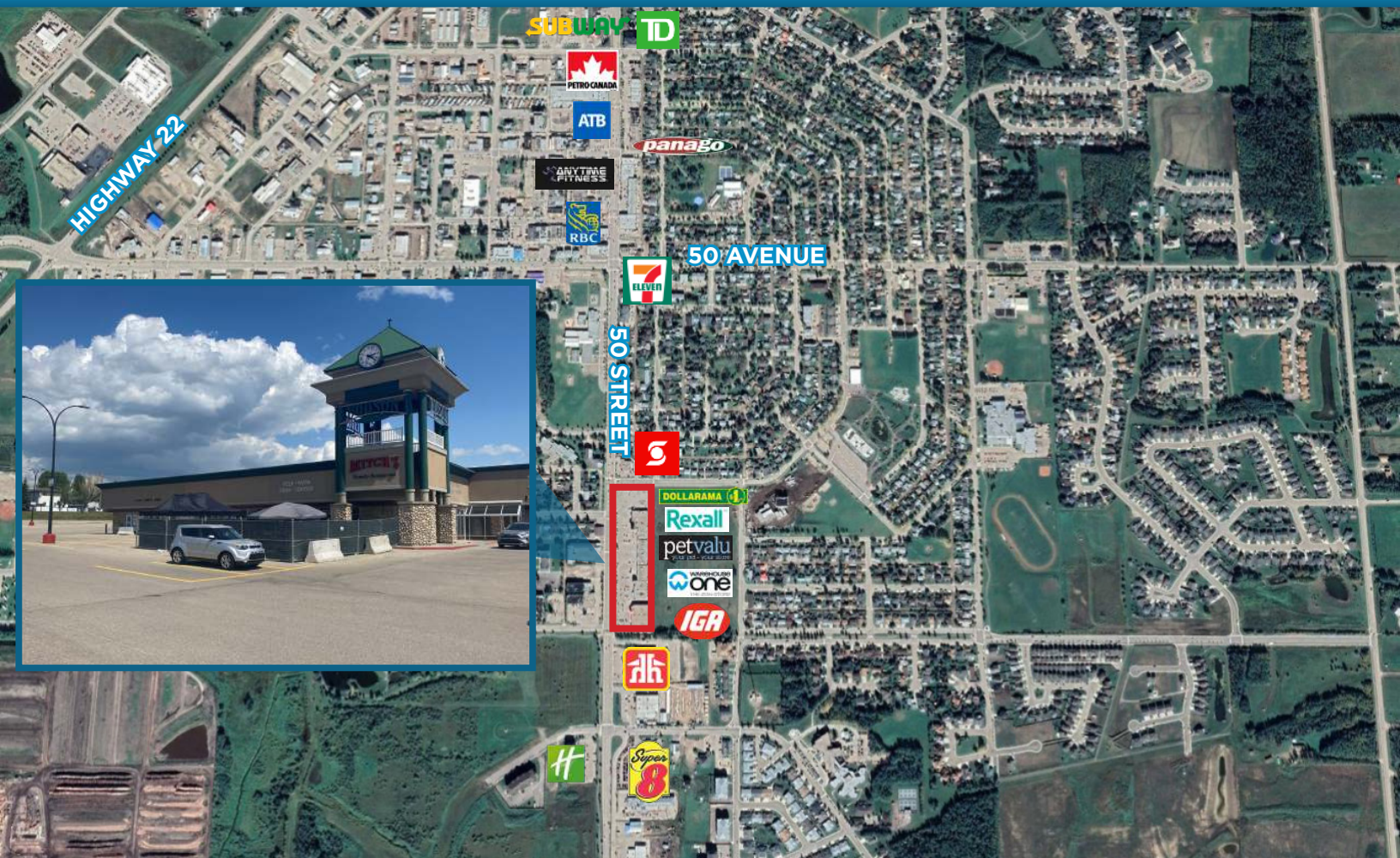
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