



RETAIL SPACE



# CHESTERMERE STATION

Chestermere Blvd | Marina Drive  
Chestermere, AB

## AREA DEMOGRAPHICS:

Household Income:	Primary: \$134,101 Secondary: \$153,563
Traffic Count:	Trans Canada Highway: 15,400 Chestermere Blvd: 12,380
Trade Area Population:	Primary: 22,744 Secondary: 24,007

*Be part of Chestermere's premiere shopping destination*

## POPULATION:

- A. City of Chestermere: 22,744
- B. Strathmore: 14,645
- C. Connecting Calgary Communities: 60,800

## MAJOR ROADWAYS:

- 1. Trans Canada Highway
- 2. Chestermere Blvd

LOCATOR MAP ▼



**MELCOR**

**CONTACT**

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■ AVAILABLE   
 ■ OCCUPIED   
 ■ PENDING   
 ▲ SITEPLAN

# CHESTERMERE STATION

MAJOR TENANTS: **ATB Financial**  
**SAFWAY** **SHOPPERS DRUG MART**  
**BROWNS SOCIALHOUSE** **Tim Hortons**  
restaurant . bar . socialize

## SITE HIGHLIGHTS:

Intersection:	Chestermere Blvd   Marina Drive
GLA	308,000 sf
Total Acres	33
2026 Operating Costs:	\$8.95 - \$11.70/sf
Signage Opportunities	Pylon (\$)



**Master-planned and developed by Melcor**

**MELCOR**

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