



# CHESTERMERE STATION

117 Main Street  
Chestermere Blvd | Marina Drive  
Chestermere, AB

## AREA DEMOGRAPHICS:

Household Income:	Primary: \$148,994 Secondary: \$150,454
Traffic Count:	Trans Canada Highway: 15,400 Chestermere Blvd: 12,380
Trade Area Population:	Primary: 21,364 Secondary: 27,976

*Be part of Chestermere's premiere shopping destination*

## POPULATION:

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

LOCATOR MAP ▼



**MELCOR**

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AVAILABLE
  OCCUPIED
  PENDING
 ▲ SITEPLAN

# CHESTERMERE STATION

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

## SITE HIGHLIGHTS:

Intersection:	Chestermere Blvd   Marina Drive
GLA:	308,000 sf
Total Acres:	33 Acres
2023 Operating Costs:	\$5.52 - \$8.63/sf
Signage Opportunities	Pylon (\$)



**Master-planned and developed by Melcor**



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