



SOUTHPOINTE JUNCTION

WEST OF TAYLOR DRIVE BETWEEN 19 & 28 STREET | RED DEER, AB

+ RETAIL SPACE FOR LEASE

Southpointe Junction is located in a high-traffic area just off the Queen Elizabeth II Highway along Taylor Drive and adjacent to Red Deer College. At full build out, it will be a main-street style mixed-use urban village.

Anchored by Rona+, this site has availability for additional large anchor tenants and possibly a grocery tenant. Opportunities are also available for mid-box, restaurants, and many other service-based tenants.

- Multi-family residential being developed west of the site
- Part of Qualico Properties' expansive Southpointe retail node
- High visibility from the QE2 highway



+ PROPERTY DETAILS



SITE AREA
60.84 Acres



PROPERTY TAXES
TBD



AVAILABILITY
Pre-Leasing



GROSS BUILDING AREA
Up to 406,000 SF



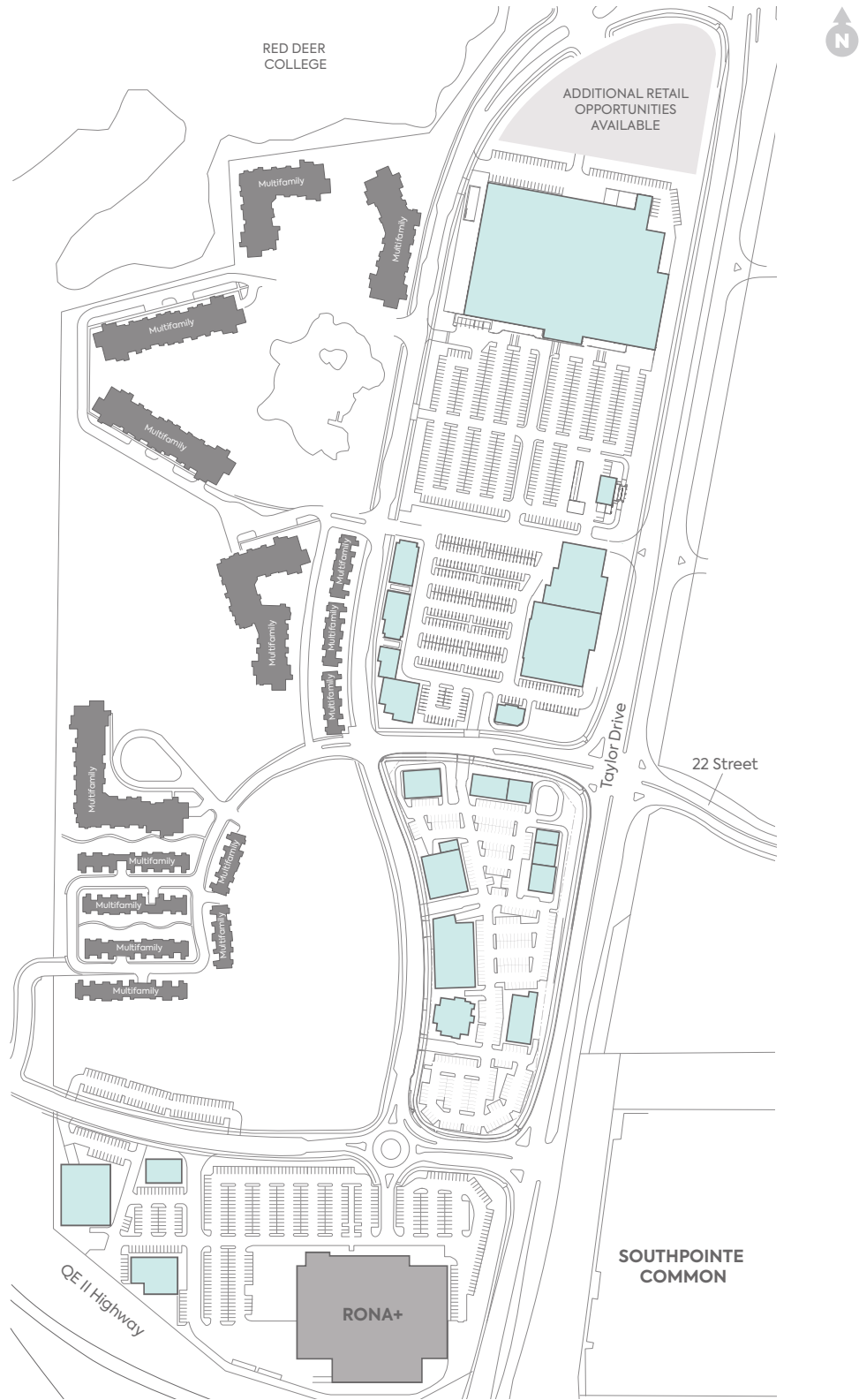
OPERATING COSTS
TBD



PARKING RATIO
TBD

+ SITE PLAN

Southpointe Junction



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.



+ AREA DEMOGRAPHICS

Southpointe Junction



POPULATION

1 KM	3 KM	5 KM
828	24,473	67,691



HOUSEHOLDS

1 KM	3 KM	5 KM
461	10,626	27,716



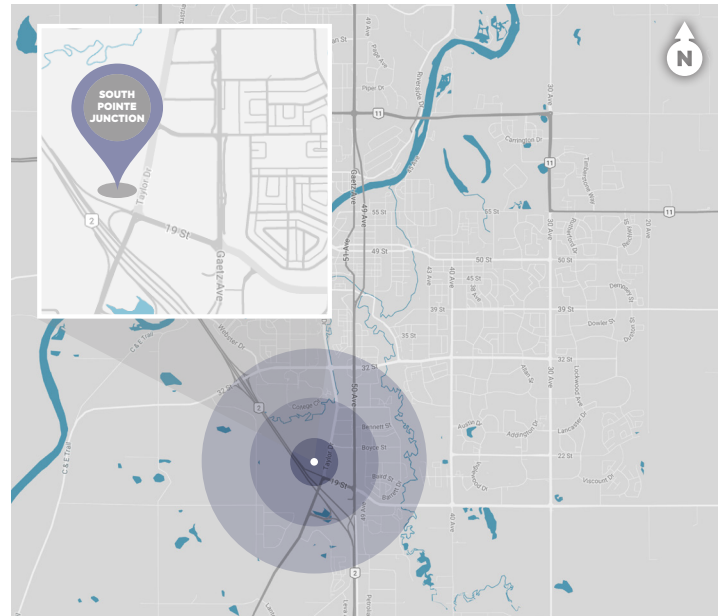
AVERAGE INCOME

1 KM	3 KM	5 KM
\$94,344	\$112,691	\$117,243



VEHICLES PER DAY

Approximately 42,218 along Taylor Drive



CONTACT



BYRON GUSS
825.221.2849
bguss@qualico.com

QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES