

3,981.8 sf

Unit 3168 C/L

1,546 sf

Unit 3168B (Storage)

5,527.8 sf

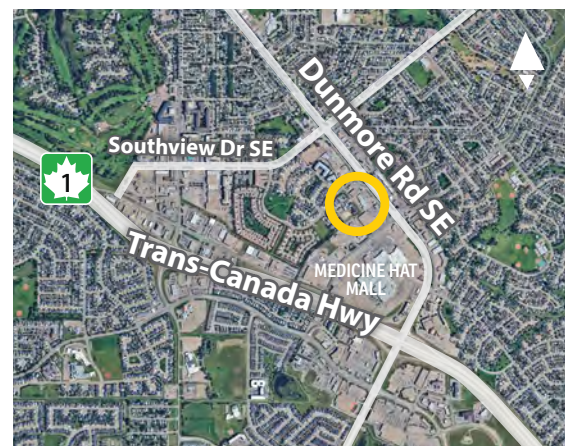


## RETAIL SPACE FOR LEASE

### Dunmore Plaza

3158-3202 Dunmore Road SE, Medicine Hat

- » In the heart of Medicine Hat's commercial hub.
- » Great visibility from Dunmore Road.
- » Ample parking.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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TCN  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



## AREA DEMOGRAPHICS

(3 km radius)

Population **35,709** Median Age **41.7**  
 Average Household Income **\$101,240**

### Current Consumption / Household

FOOD **\$12,985** HEALTH CARE **\$5,737**  
 RECREATION **\$4,156** PERSONAL CARE **\$1,825**  
 LIQUOR/TOBACCO **\$3,600** CLOTHING **\$2,610**

Source: Statistics Canada

- » Well-established and well-maintained retail plaza next to Dollar Tree and Sport Chek.
- » Excellent location along major arterial, Dunmore Road, and benefits from great accessibility.
- » Its proximity to residential communities positions the property as a central hub for daily necessities, attracting a steady flow of foot traffic.

## LEASE INFORMATION

MUNICIPAL ADDRESS:  
 3158-3202 Dunmore Road SE, Medicine Hat

ZONING: MU - Mixed Use

AVAILABLE FOR LEASE:

- 3,981.8 sq. ft. – Unit 3168 **C/L**
  - 1,546 sq. ft. – Unit 3168B (Storage)
- 5,527.8 sq. ft.

~~1,908 sq. ft. – Unit 3202 (Drive-Thru) LEASED~~

~~3,357 sq. ft. – Unit 3192 LEASED~~

~~2,009 sq. ft. – Unit 3196A (Storage) LEASED~~

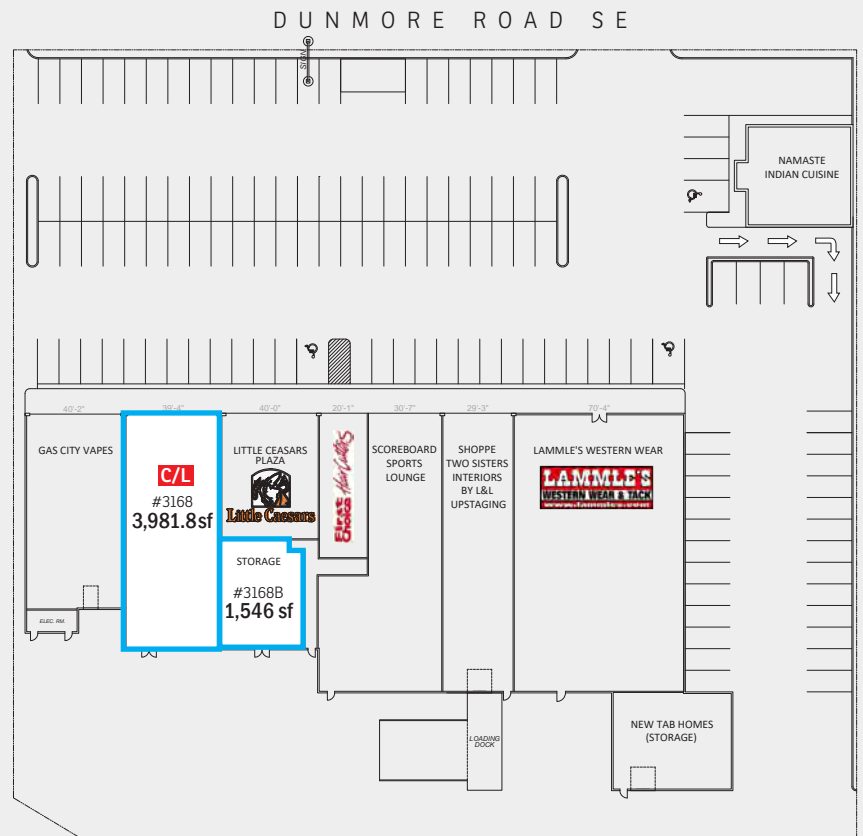
AVAILABILITY: Immediate

PARKING: 131 surface stalls

PYLON SIGNAGE: Available at market rate

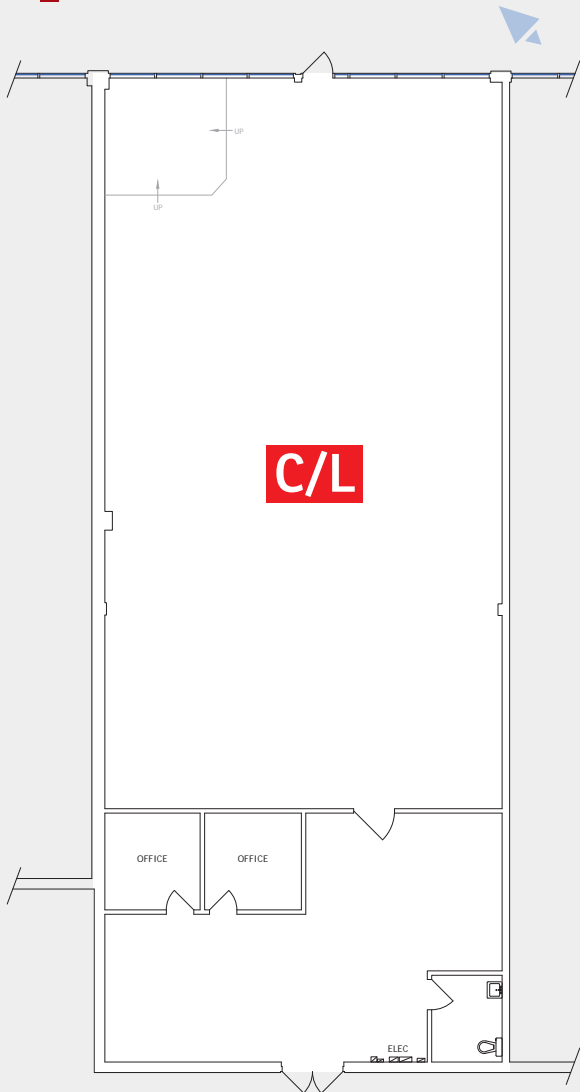
OP. COSTS AND TAXES: \$12.75 psf (est., 2026)

NET RENT: Market



Prominent pylon signage and ample surface parking

UNIT 3168  
**3,981.8** SQ.FT.



3168B (STORAGE)  
**1,546** SQ.FT.



3196A (STORAGE)  
**2,009** SQ.FT.



3202 (DRIVE-THRU)  
**1,908** SQ.FT.



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LOCAL EXPERTISE MATTERS