

Retail For Lease

200 Southridge Drive Okotoks, AB



Westmount Village

1,466 and 1,672 SF opportunities

- Westmount Village is a 5.72 acre site positioned along Highway 2A and Southridge Drive in Okotoks adjacent to Walmart, Canadian Tire, and Sobeys
- Okotoks offers a regional trade area population of approximately 250,000, as it is the largest urban centre between Calgary and Lethbridge
- Pad opportunity can be reconfigured to accommodate drive-thru
- 1,672 SF inline vacancy is available immediately.
 1,466 SF avialable October 2024.

Get more information

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Westmount Village



200 Southridge Drive, Okotoks, AB

- Okotoks is the fourth fastest growing community in Southern Alberta (4.8% population increase from 2016 to 2021) behind Canmore, Lethbridge, and High River
- Okotoks provides access to a trade area of 250,000 residents across Southern Alberta, which is driven by connectivity to Highway 2 (the second busiest highway in the province)
- Highway 2A intersects Okotoks which ensures access to 30,000 commuters per day
- Okotoks is home to a diverse, skilled, and young workforce where employment is driven by the construction, healthcare, and professional services sectors

Location Demographics:



Trade Area Population

250,000



Okotoks Population

33,000 (2023)



Okotoks Population Growth

7.3% (2021-2023)



Traffic

10,840 VPD (on Southridge)



Average Household Income

\$155,940 (Okotoks)

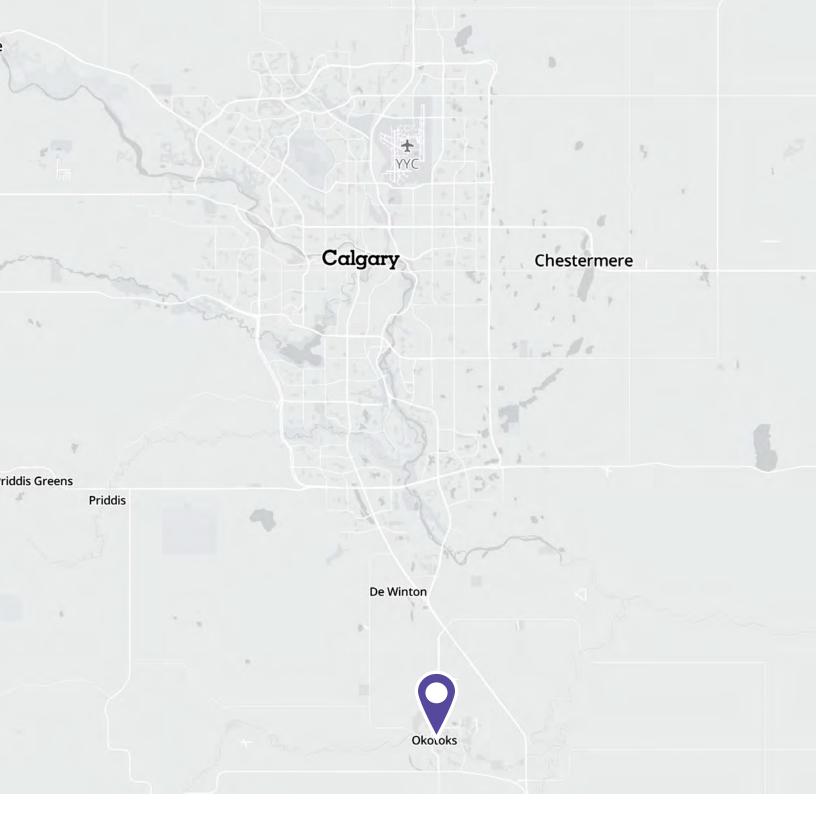












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