

Warman StoneGate



23 acre regional scale shopping center in Warman, Saskatchewan - Construction started 2017

Warman StoneGate



PHOTOGRAPH TAKEN SEPT 2016

Warman StoneGate



- Excellent access at the corner of two major arterials. Three future traffic lights. Grade separated interchange at Hwy 11 and 305 in 2019
- Expected to have 18,000 VPD
- Dominant pylon signage
- Will be the largest retail center in the Warman / Martinsville trade area
- Two new schools opened fall 2017 within close proximity, 1000 student capacity + day care

RETAILERS

McDonald's opened fall 2017
 Home Hardware opening spring 2019
 Esso Gas opening Spring 2019
 Buy-Low Foods opening Spring 2020

When fully developed in 5-7 years
 Freestanding restaurants
 Fast food outlets
 Banks
 15-20 other retailers
 Hotel
 Multi-family Development (4 acres)

Warman StoneGate

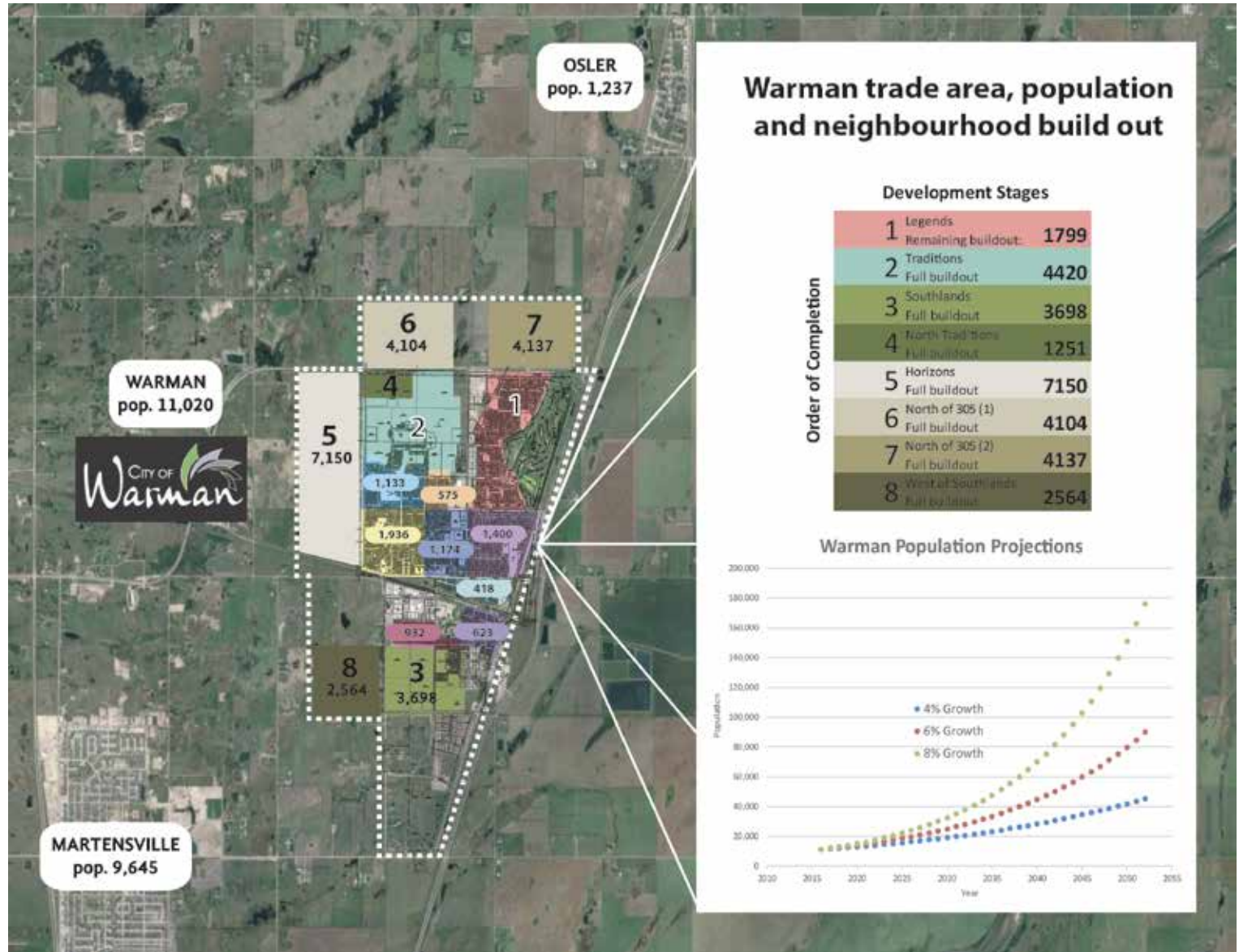
- 1,000 to 100,000 sf options
- Unit Mix - 1,000 CRU bays
 - Freestanding pads
 - Drive Thru End Cap
 - Jr Box Retail
 - Big Box Retail
 - Office
 - Multi-Family

DEVELOPABLE AREA
260,000 square feet

TRADE AREA POPULATION
28,000

TRADE AREA HOUSEHOLD INCOME
\$98,155

CITY OF WARMAN POPULATION
11,020
(plus 9,645 nearby in Martensville)



Warman StoneGate



CONTACT

Jesse Rudge
President, The Avatex Companies

M 780 718 0876
E jesse@avatex.ca
W www.avatex.ca



Contact