

RETAIL SPACE FOR LEASE

DICKSON CROSSING

3 STONEGATE DRIVE NW, AIRDRIE, AB



**CUSHMAN &
WAKEFIELD**

ABOUT THE PROPERTY

Dickson Crossing, 3 Stonegate Drive NW, Airdrie, AB

PROPERTY HIGHLIGHTS

- Located at the major intersection of Main Street and Veterans Boulevard.
- Ample surface parking available.
- Situated in a busy plaza with neighbouring tenants including Starbucks, Pet Planet, Little Caesars, Brewsters, Kumon, and Wing'n it.
- Proximate to multiple transit stops and convenient access to Queen Elizabeth II Highway.
- Surrounded by a diverse mix of amenities such as Real Canadian Superstore, Fit4Less, Wendy's, Tim Hortons, Canadian Tire, and Dollarama.

PROPERTY DETAILS

Available Space: Unit 106: 1,175 sf

Availability: Immediately

Rates: Market

Op Costs (2025): \$13.55 psf

Term: 5-10 Years

Zoning: C2 (Community Commercial District)



SITE PLAN

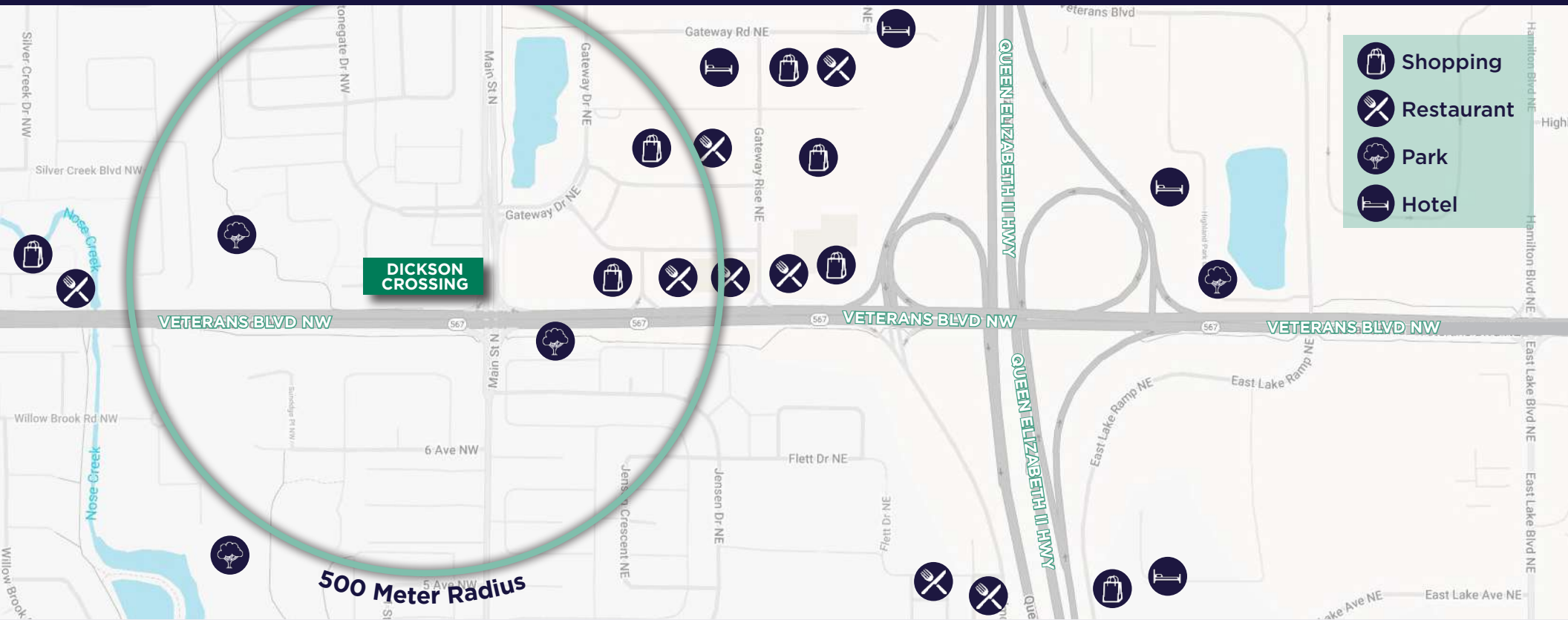
Dickson Crossing, 3 Stonegate Drive NW, Airdrie, AB

UNIT 106:
1,175 SF



AMENITY MAP

Dickson Crossing, 3 Stonegate Drive NW, Airdrie, AB



MAJOR RETAILERS NEARBY



36,668 TOTAL POPULATION
WITHIN 3 KM

28,740 DAYTIME POPULATION
WITHIN 3 KM

36 AVG AGE
WITHIN 3 KM

\$112,487 AVG HOUSEHOLD INCOME
WITHIN 3 KM

25 MINUTES TO
DOWNTOWN CALGARY

15 MINUTES TO
CALGARY INT'L AIRPORT

FOR MORE INFORMATION, CONTACT:

RYAN RUTHERFORD

Vice President

Retail Sales & Leasing

ryan.rutherford@cushwake.com

T: 403 973 4677

NICK PRESTON, MBA

Vice President

Retail Sales & Leasing

nick.preston@cushwake.com

T: 403 467 9222

CUSHMAN & WAKEFIELD ULC

Bow Valley Square IV

2400, 250 6 Ave SW

Calgary, AB T2P 3H7

T: 403 261 1111

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

