

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

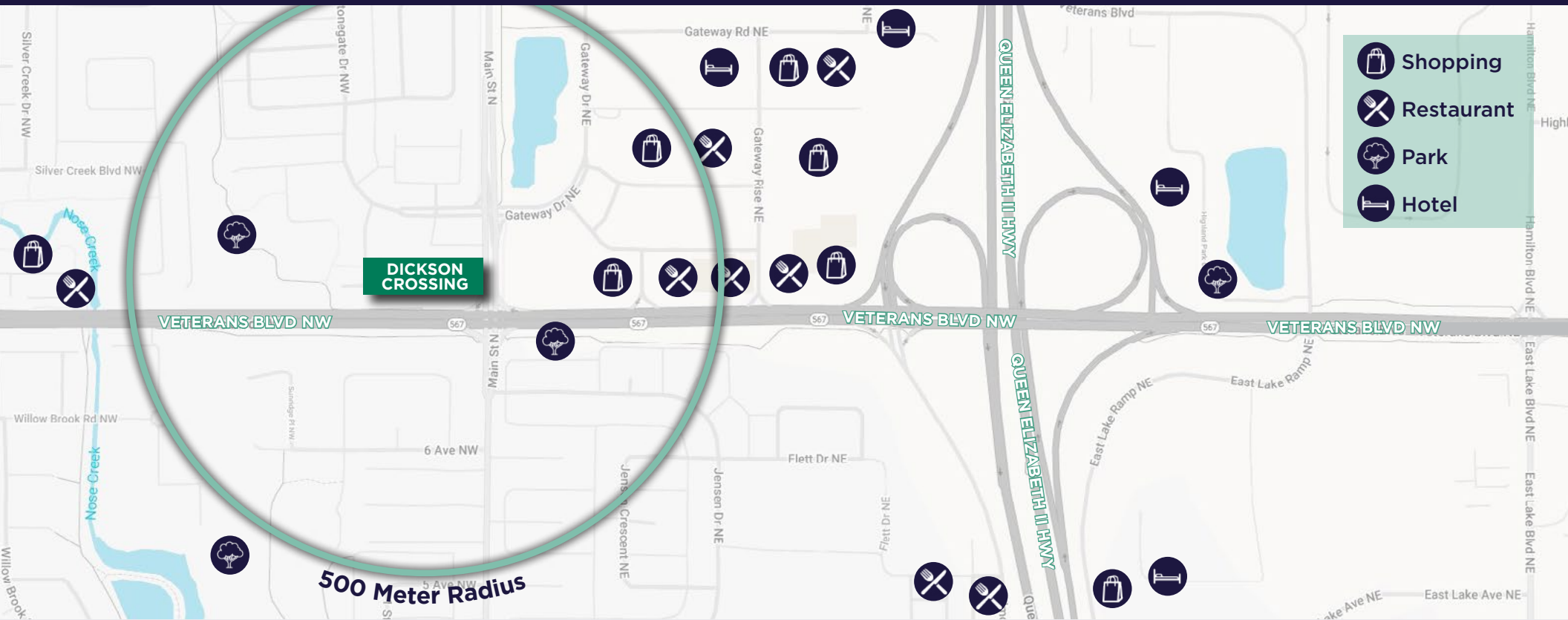
Dickson Crossing, 3 Stonegate Drive NW, Airdrie, AB

**UNIT 106:**  
**1,175 SF**



# AMENITY MAP

Dickson Crossing, 3 Stonegate Drive NW, Airdrie, AB



## MAJOR RETAILERS NEARBY



Tim Hortons

Fit 4 Less

Smart Choice Everyday Living Mark's

DOLLARAMA

Party City

Wendy's



Mobil

edo japan

DRUGStore PHARMACY

WAYPOINT\*

PAPA JOHN'S PIZZA

Tommy Gun's original barbershop



BW Best Western PLUS

**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:**

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