



# FOR LEASE LAKE LAND PLAZA

1,007 - 2,507 SF of Space Available

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**PARTIALLY FIXTURED  
RETAIL & OFFICE UNITS**

9201 Lakeland Drive  
Grande Prairie, AB

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# PROPERTY HIGHLIGHTS

- Neighborhood retail development strategically located near 132 Avenue and on the Northwest Corner of Lakeland Drive and 92nd Street.
- Come join existing tenants Circle K, Royal Spirits and Ramona's Pizza.
- 132 Avenue & 92 street intersection sees over 9,799 vehicles per day.
- 1,500 SF Partially Fixtured Space
- 1,007 SF Beautifully Appointed Office Space
- Over 2,237 residents within a 1km radius.
- Estimated Additional Rent: \$15.00 /SF (2024)
- Ample on site parking.
- Multiple access points.



# PROPERTY DETAILS

## 1,500 SF END CAP UNIT



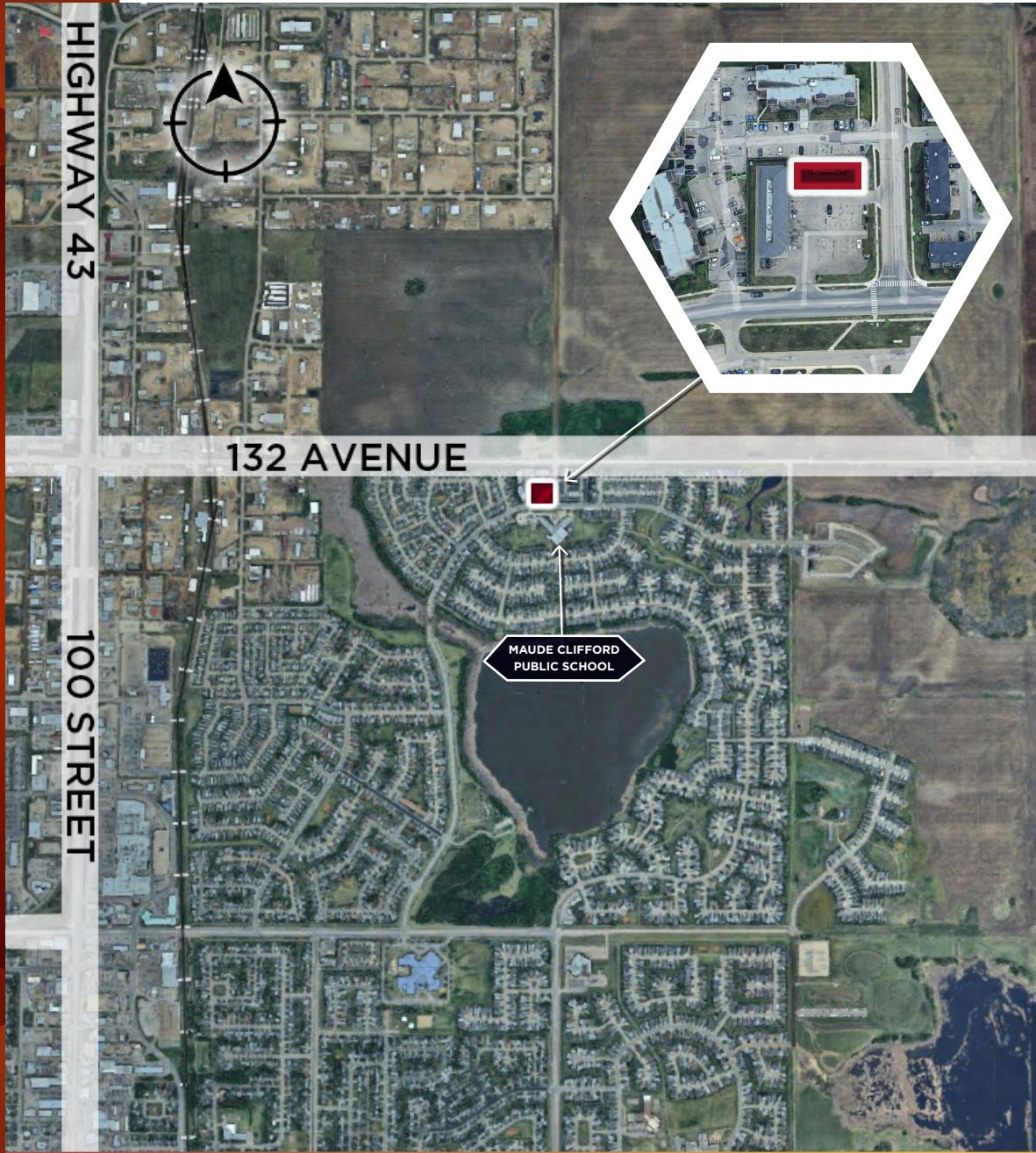
**Municipal Address:** 9201 Lakeland Drive

**Legal Description:** Lot 65, Block 6, Plan 0526431

**Zoning:** (CL) Local Commercial District  
Zoning

**Neighbourhood:** Lakeland

# AERIAL



## DEMOGRAPHICS



### POPULATION

1km	3km	5km
6,115	30,402	70,127



### AVERAGE INCOME

1km	3km	5km
\$149,572	\$138,578	\$133,016



### HOUSEHOLDS

1km	3km	5km
2,237	11,475	24,757



### VEHICLES PER DAY

132 Avenue & 92 Street  
Intersection VPD (2024): 9,799  
Lakeland Drive & 92 Street  
Intersection VPD (2024): 4,568

1,500 - 2,507 SF ENDCAP OPPORTUNITY



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