



# FOR LEASE LAKELAND PLAZA

1,007 - 2,507 SF of Space Available

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**PARTIALLY FIXTURED  
RETAIL & OFFICE UNITS**

9201 Lakeland Drive  
Grande Prairie, AB

**CUSHMAN & WAKEFIELD**

Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
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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



|                           |                                       |
|---------------------------|---------------------------------------|
| <b>Municipal Address:</b> | 9201 Lakeland Drive                   |
| <b>Legal Description:</b> | Lot 65, Block 6, Plan 0526431         |
| <b>Zoning:</b>            | (CL) Local Commercial District Zoning |
| <b>Neighbourhood:</b>     | 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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WAKEFIELD**  
Edmonton

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