

FOR LEASE

MILLENNIUM RIDGE

220 LAKELAND DRIVE, SHERWOOD PARK, AB

1,063 SF & 1,319 SF

1,319 SF

1,063 SF

TAG
DEVELOPMENTS

Marcus & Millichap

▶ **Kevin Glass**
(587) 756-1570
Kevin.Glass@
MarcusMillichap.com


Casey McClelland
(587) 756-1560
Casey.McClelland@
MarcusMillichap.com

Mike Hoffert
(587) 756-1550
Mike.Hoffert@
MarcusMillichap.com


OPPORTUNITY


Take advantage of prime positioning next to Millennium Place recreation centre, along with the high visibility of Broadmoor Boulevard and Lakeland Drive. Various sizes of retail units available in this sought after area with close proximity to both residential neighborhoods and commercial businesses.


HIGHLIGHTS

 1,319 SF fully built out Cannabis Retail unit available for lease immediately

 1,063 SF fully built out Quick Service Restaurant unit available for lease Summer 2024

 Excellent exposure along Broadmoor Boulevard (24,600 vehicles per day) and Lakeland Drive (12,062 vehicles per day)

 Buildings are all high quality concrete structures featuring large windows with ample natural light

 Adjacent to Millennium Place which sees over 2.3 Million visitors per year



SALIENT DETAILS

Municipal Address: 220 Lakeland Drive, Sherwood Park

Legal Description: Lot 12-20, Block 9, Plan 3933A0

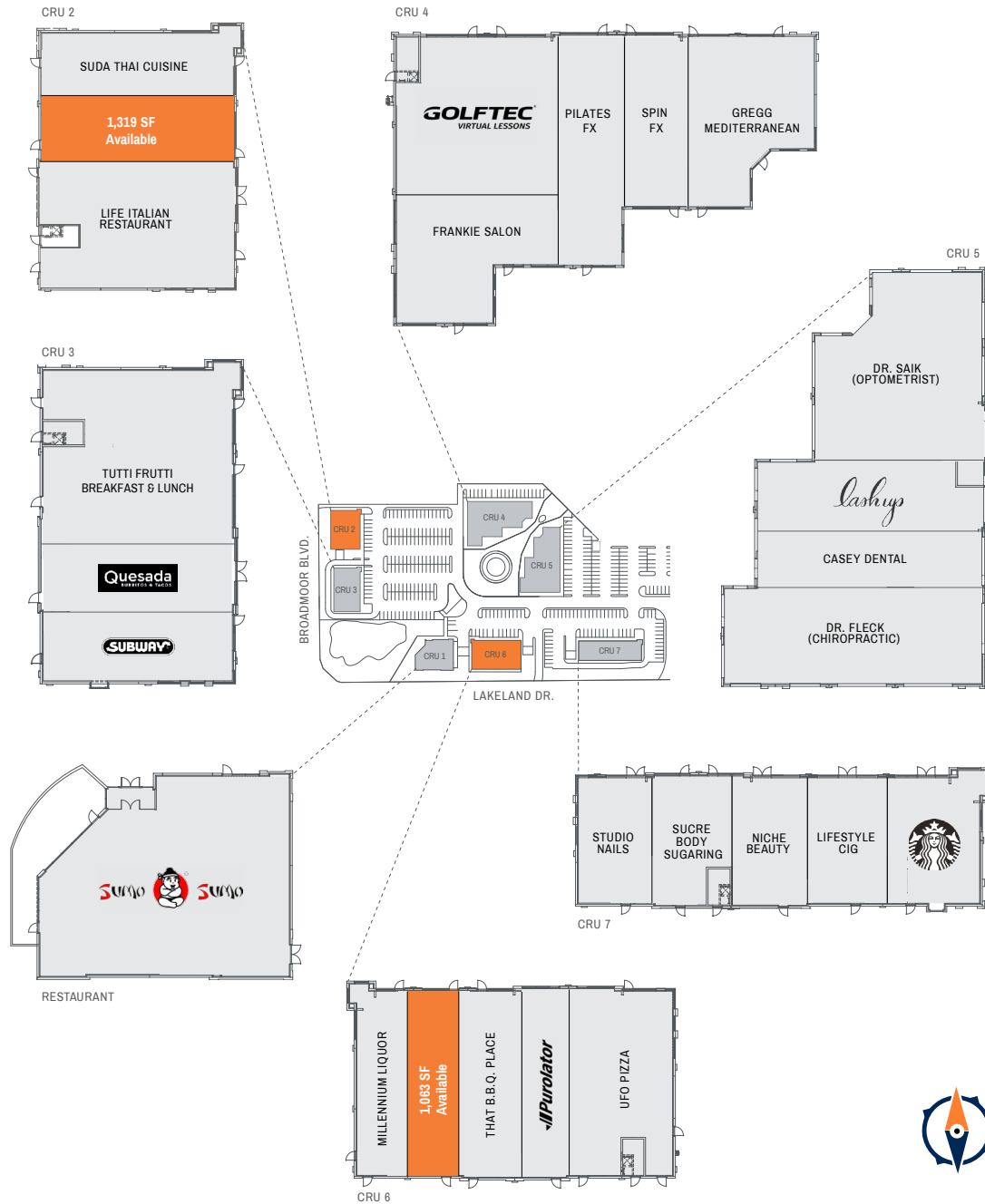
Zoning: C2 - Commercial

Unit Sizes: 1,063 SF & 1,319 SF

Asking Rent: Market

Additional Rent: \$11.39/SF (2024, Varies per CRU)

SITE PLAN



DEMOGRAPHICS



36,662
vehicles
per day



EXPOSURE
Lakeland Dr &
Broadmoor Blvd



PARKING
ample on-site
surface stalls



HOTELS
many in close
proximity



\$171,300
household
income average
within 3 km



98,044
current
population



MAIN FLOOR
high exposure
retail space

AREA OVERVIEW





Marcus & Millichap

[MarcusMillichap.com](https://www.MarcusMillichap.com)

Kevin Glass
Senior Associate
(587) 756-1570
Kevin.Glass@
MarcusMillichap.com

Casey McClelland
Senior Vice President
(587) 756-1560
Casey.McClelland@
MarcusMillichap.com

Mike Hoffert
Senior Associate
(587) 756-1550
Mike.Hoffert@
MarcusMillichap.com

Marcus & Millichap
10175 101 Street, Suite 1820
Edmonton, AB T5J 0H3

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.