



**CUSHMAN &  
WAKEFIELD**  
Edmonton



# FOR LEASE LAKESHORE DRIVE PLAZA

**FULLY FIXTURED ENDCAP  
RESTAURANT AVAILABLE**

5003 Lakeshore Drive,  
Sylvan Lake, AB

**John Shamey**

Partner

780 702 8079

[john.shamey@cwedm.com](mailto:john.shamey@cwedm.com)

**Cody Miner, B.COMM.**

Sales Assistant

780 702 2982

[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)

**CUSHMAN & WAKEFIELD**

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question. August 12, 2024

# PROPERTY HIGHLIGHTS

- Fully fixtured restaurant opportunity.
- High traffic exposure to Lakeshore Drive and public beach access.
- Close proximity to Sylvan Lake, which offers large amount of visitors during the Winter and Summer months.
- Limited market offering within the area.



# PROPERTY DETAILS

<b>Municipal Address:</b>	5003 Lakeshore Drive, Sylvan Lake, AB
<b>Legal Description:</b>	Plan 3558Q, Block A, Lot 1
<b>Zoning:</b>	W-DC (Waterfront Direct Control District)
<b>Size:</b>	1,085 SF (Endcap)

<b>Built:</b>	2018
<b>Parking:</b>	21 Parking Stalls
<b>Operating Cost:</b>	\$12.00 per SF (est. 2024)
<b>Asking Rent:</b>	Contact Agent
<b>Available:</b>	Immediately



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
3,945	18,923	19,453



## AVERAGE INCOME

1km	3km	5km
\$108,700	\$124,220	\$125,172



## HOUSEHOLDS

1km	3km	5km
1,650	7,095	7,281



Approximately a 50% increase in traffic along Lakeshore Drive during the Summer time



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**John Shamey**  
Partner

780 702 8079  
[john.shamey@cwedm.com](mailto:john.shamey@cwedm.com)

**Cody Miner, B.COMM.**  
Sales Assistant

780 702 2982  
[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)