



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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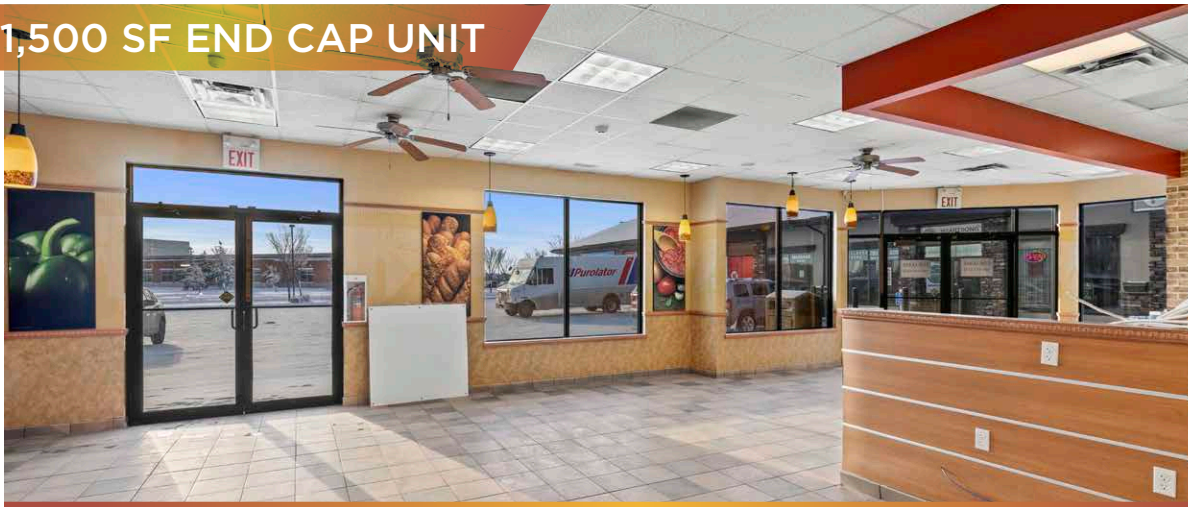
PROPERTY HIGHLIGHTS

- 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.



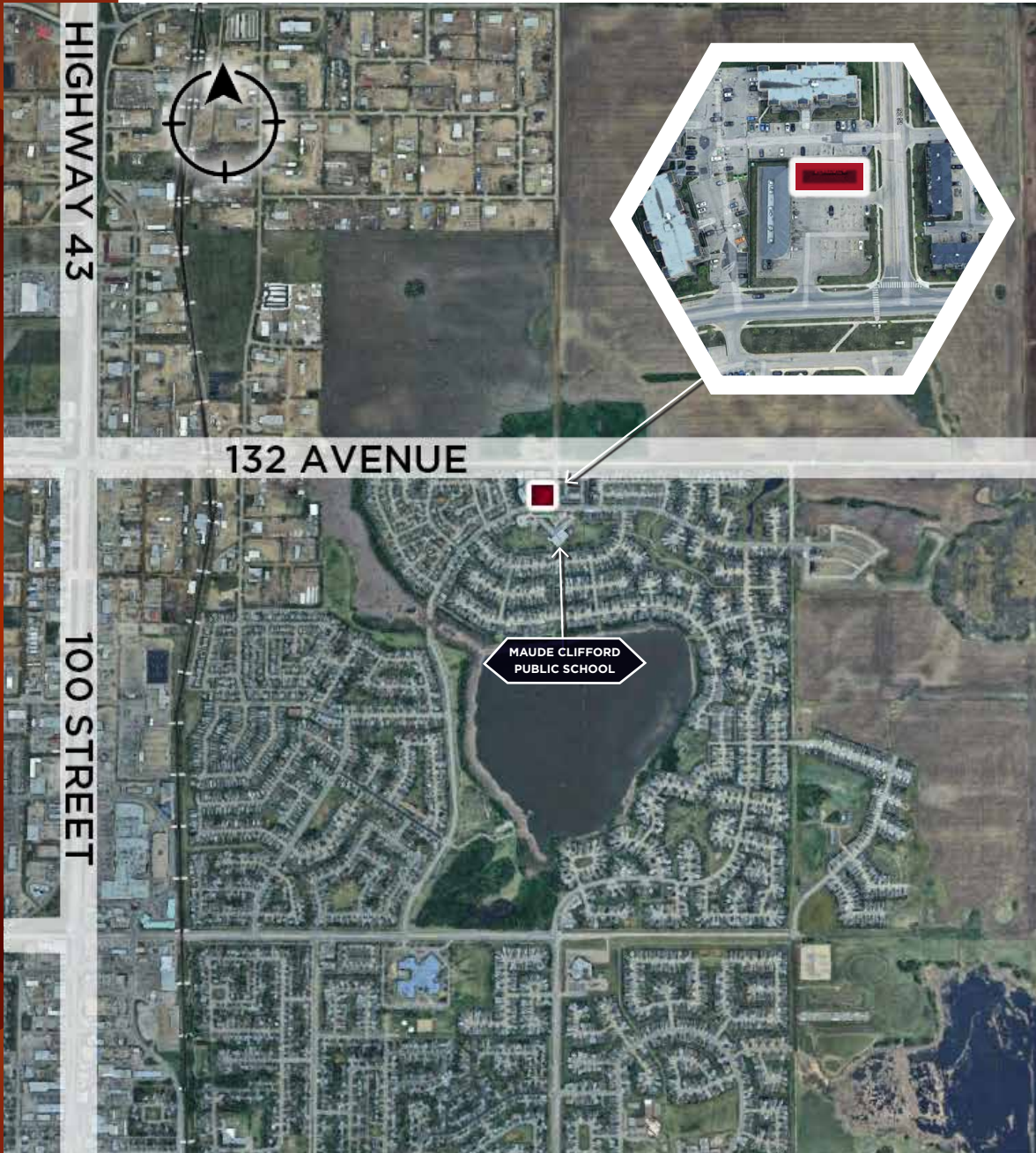
PROPERTY DETAILS

1,500 SF END CAP UNIT



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



 **HARKER**
HOMES  COMMERCIAL

#102 9201 Lakeland Drive

RAMONA'S
PIZZA



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WAKEFIELD**
Edmonton

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