



RETAIL SPACE FOR LEASE

392 SF - 6,804 SF

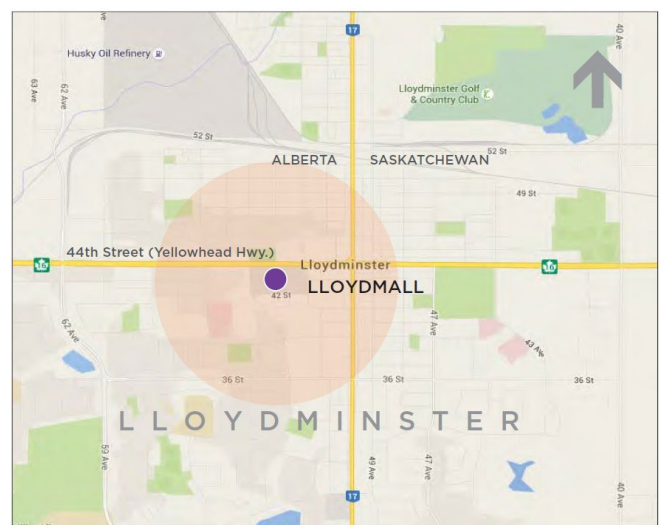
IMMEDIATE OCCUPANCY

5211-44 Street Lloydminster, Alberta

- LloydMall is conveniently located on the Yellowhead Highway (Highway 16) in Lloydminster, Alberta. (250 km east of Edmonton and 270 km west of Saskatoon)
- Within its 40,000 person trade area, 50% of the population is under 30 years of age, with an average household income of \$125,000.
- LloydMall has a GLA of 240,000 square feet offering a variety of fashion and service retailers, anchored by: Safeway, Shoppers Drug Mart, Urban Planet and Dollarama

Demographic Snapshot

	20 KM	50 KM
Total Population	35,516	49,112
Total Households	13,265	12,453
Average Household Income	\$125,073	\$125,267



BUILDING INFORMATION

ACHOR TENANTS

RETAILERS

Total GLA	240,000 sf
CRU	45
Food Court Seating	205
Parking Stalls	850

Safeway
Shoppers Drug Mart
Urban Planet
Dollarama
Ardene

Bath & Body Works
Warehouse One
Below The Belt
Bootlegger

La Vie En Rose
Boathouse
Many other fashion and service retailers

*SEE SITE PLAN - PAGE TWO



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JLL EDMONTON RETAIL

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TRIOVEST REALTY ADVISORS INC. Brokerage

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AVAILABLE SUITES

Floor Plan - Ground Level



Available Retail Space

UNIT	SIZE (SF)	AVAILABILITY
105A	578	Immediately
105B	392	Immediately
105C	394	Immediately
109	1,375	Immediately
115	3,395	Immediately
119	2,354	Immediately
123	6,804	Immediately
125	1,091	Immediately

UNIT	SIZE (SF)	AVAILABILITY
127	2,097	Immediately
137	1,593	Immediately
145	1,531	Immediately
149	731	Immediately
157	3,121	Immediately
177	1,257	Immediately
179	1,189	Immediately
181	656	Immediately



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