



# FOR LEASE LAKELAND PLAZA

1,007 - 2,507 SF of Space Available

**Devan Ramage**

Associate  
780 420 1177  
devan.ramage@cwedm.com

**Jordan Murray**

Senior Associate  
780 932 2635  
jordan.murray@cwedm.com

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

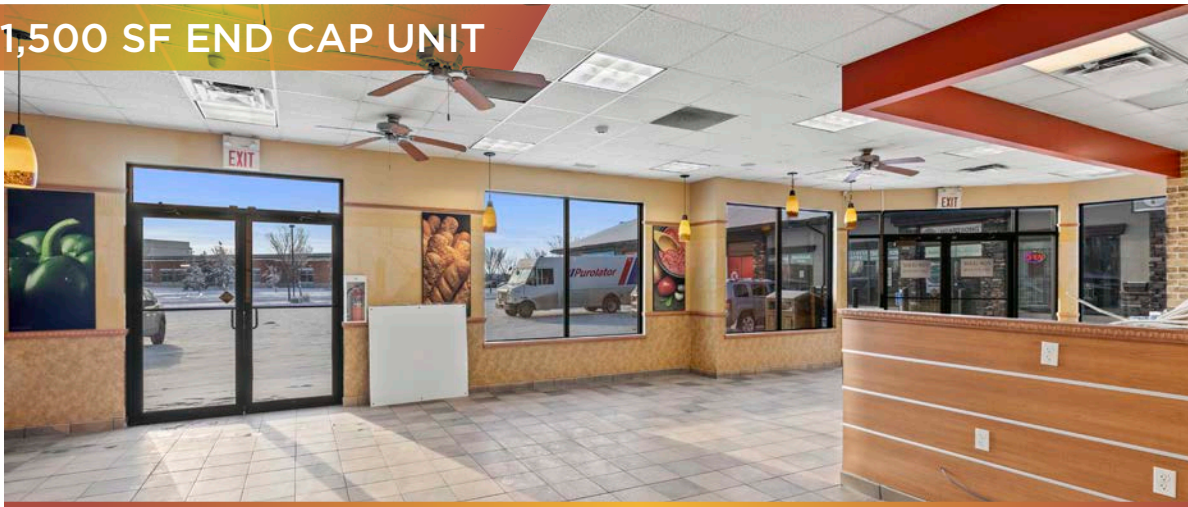
# PROPERTY HIGHLIGHTS

- 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.



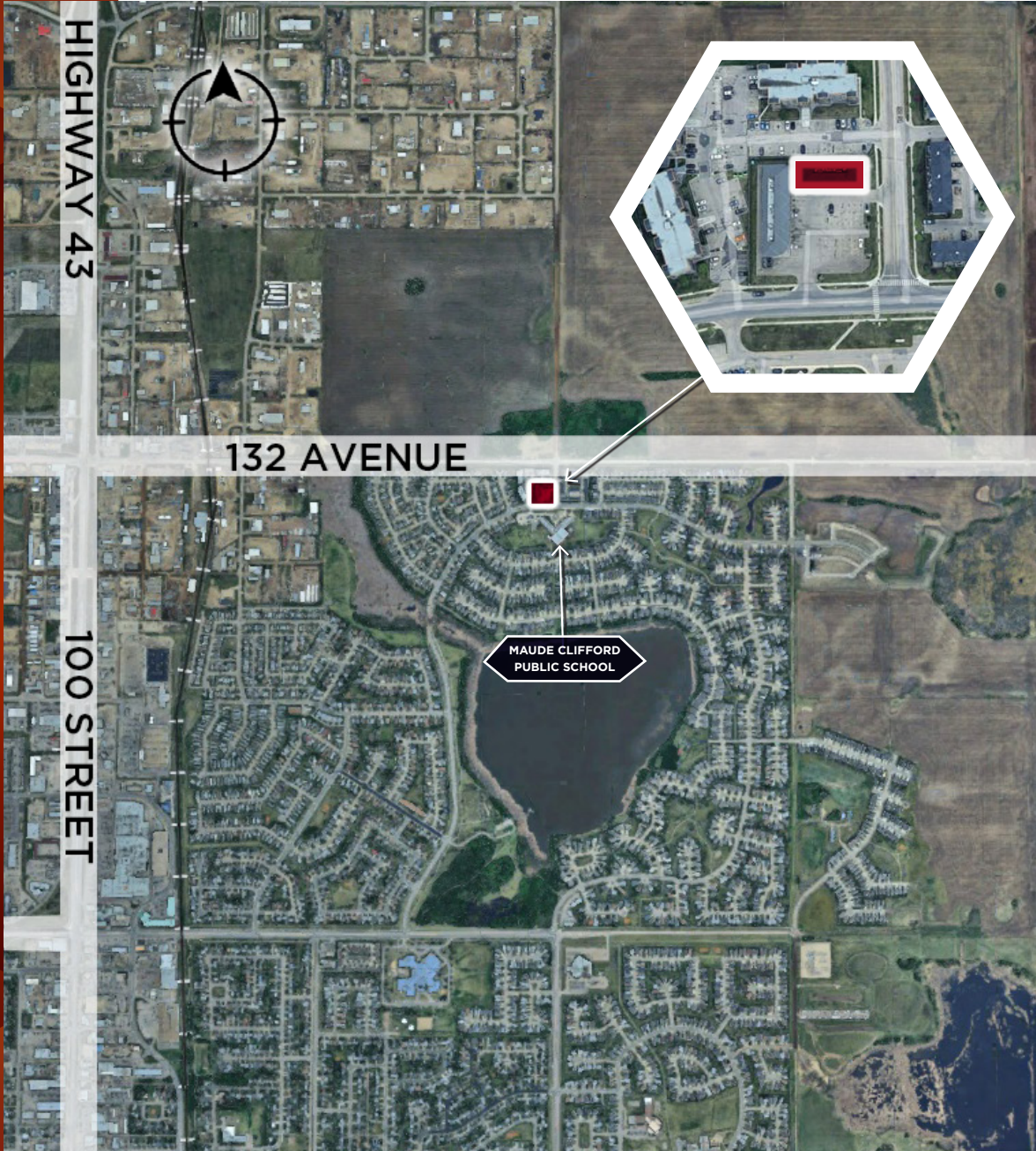
# PROPERTY DETAILS

## 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



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**Devan Ramage**  
Associate  
780 420 1177  
devan.ramage@cwedm.com

**Jordan Murray**  
Senior Associate  
780 932 2635  
jordan.murray@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. November 26, 2024