

**AVISON
YOUNG**

**Choice
Properties** REIT

Retail For Lease
City Centre
5071 44 Street
Lloydminster, AB



High exposure retail units available

1,396 sf high exposure retail unit available immediately in a 16 acre regional centre anchored by 101,838 sf Real Canadian Superstore. Located in the heart of Lloydminster at the key intersection of Hwy 16 and Hwy 17, providing excellent highway visibility, access and egress, allowing tenants to benefit from both local and regional shoppers.

Join



Get more information

Arlyn Stoik
Principal
780.429.7552
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Associate Director
780.702.0692
alison.hansen-carlson@avisonyoung.com

avisonyoung.com

For Lease

City Centre, Lloydminster, AB

Leased
 Available
 Pending
 Future



Trade Area Population

150,000

The primary trade area is approximately 75,000 people



Vehicles per day

48,000

(along Highway 16 and Highway 17)



Household income

\$116,270

Average household income in Lloydminster's trade area

For Lease

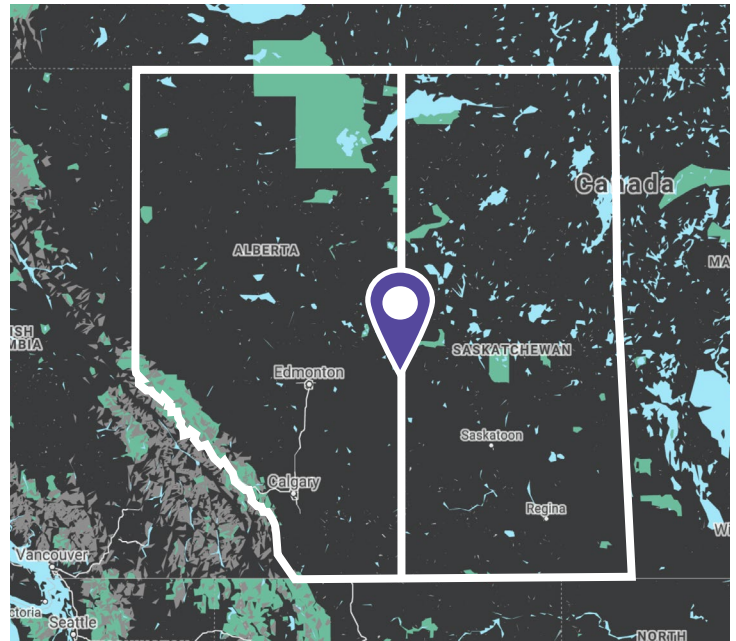
City Centre, Lloydminster, AB



City Centre

Market

- Prominently located at the intersection of the two major highways at the epicentre of the city
- Immediately north of the site is the City's downtown core with a collection of retail, residential, and significant daytime business activity immediately to the south.
- City Centre see traffic counts in excess of 47,800 vehicles per day along Highway 16 and Highway 17 with reoccurring weekly visits from patrons of the site.
- Since the City of Lloydminster does not charge sales tax, the market attracts a significant customer base from the province of Saskatchewan.
- 40,000 square foot office building, completely occupied by Synergy Credit Union, constructed directly across from the site.



Lloydminster borders Alberta & Saskatchewan, servicing a trade area in excess of 150,000 people. It is one of western Canada's most vibrant markets.

For Lease

City Centre, Lloydminster, AB



Arlyn Stoik
Principal
780.429.7552
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Associate Director
780.702.0692
alison.hansen-carlson@avisonyoung.com

Choice
Properties REIT

AVISON
YOUNG