

# Retail For Lease



Knights Crossing

Raymond, AB



## New retail development centre adjacent to Raymond Hospital

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### Property Details

**LEASEABLE AREA**  
1,000 - 4,000 sf

**BASIC RENT**  
Contact listing agents

**ADDITIONAL RENT**  
\$10.00 psf (estimated)

**TIMING**  
Q4 2026

**ZONING**  
UF - Urban Fringe

### Demographics

**9,016**  
Population  
(Trade area)

**6.62 %**  
Population Growth  
(2024 - 2029)

**2,864**  
Occupied Households

**\$102,687**  
Income  
(Average Household)

\*Within 20 Min Drive-Time of Subject Property (2025)  
Source: Plinpoint

### Opportunity

Tetra Realty Advisors is excited to present a new retail development strategically positioned just off Highway 52. The retail development will include four buildings, two of which are drive-thru buildings, and more than 60,000 square feet of retail space, along with two additional parcels reserved for future development. This distinctive project not only provides outstanding visibility and convenient access but also serves as a gateway to numerous business and development opportunities for the Town of Raymond and the broader surrounding region.

### Location

Nestled in Southern Alberta, Raymond boasts a vibrant community spirit centered around its 8-time provincial championship high school football team and its strong ties to the agricultural industry. Victoria Sports Park has emerged as a prominent southern Alberta sports hub, featuring professional level facilities for football, beach volleyball, and baseball. This draws visiting sports teams from all over Western Canada, their support members and sports enthusiasts from across Southern Alberta, enriching the town's dynamic community life throughout the year. The park also hosts the cherished annual Raymond Stampede, celebrating the town's cultural heritage and agricultural traditions. Thriving on diverse economic sectors like agriculture, oil and gas, healthcare, and business services, Raymond benefits from convenient accessibility to both Lethbridge and the U.S. border.



### Property Features



Adjacent to Victoria Sports Park which has a capacity of 1,200



Direct access to Raymond Hospital

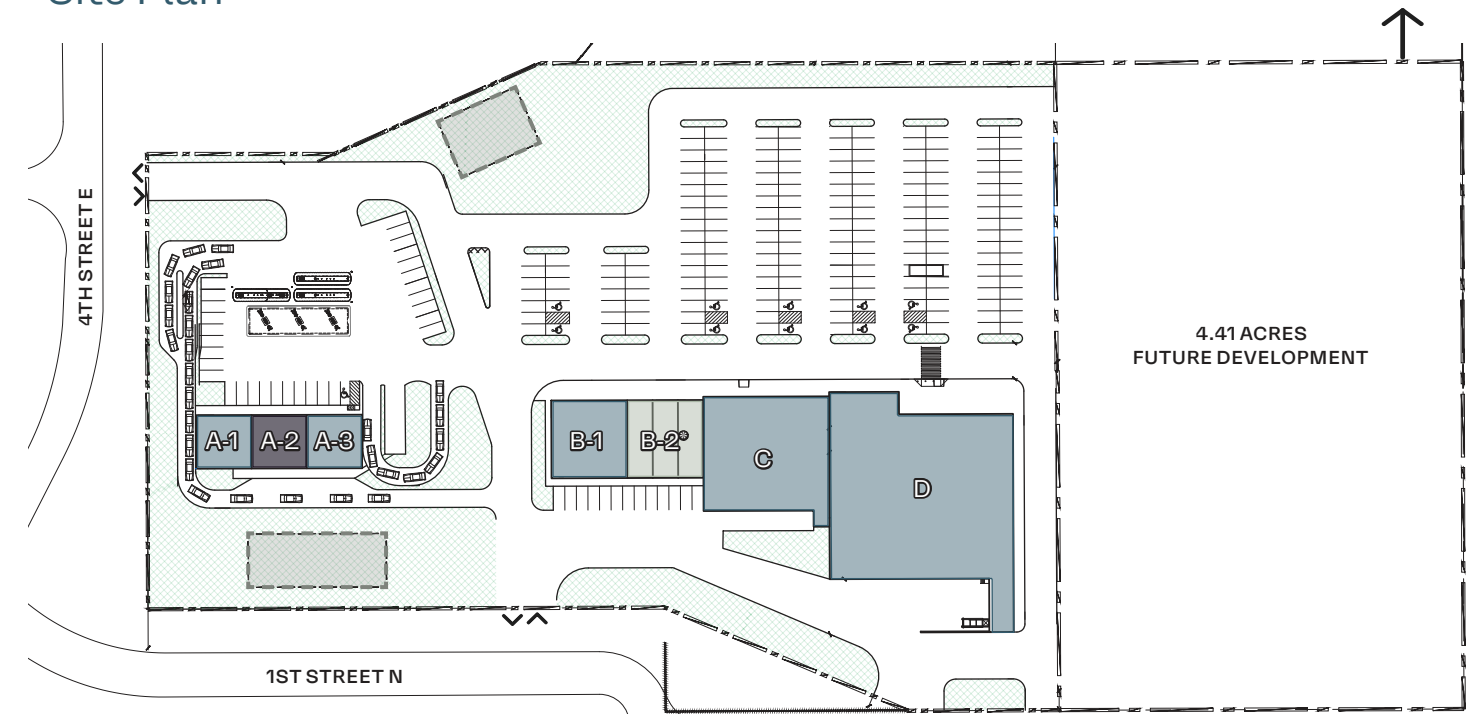


Prominent exposure along Highway 52 with ample surface parking



Underserved area for all services

### Site Plan



\*Site plan subject to change

Building A	Under Negotiation
Building B*	4,000 sf
Building C	Under Negotiation
Building D	Under Negotiation

- AVAILABLE
- UNDER NEGOTIATION
- LEASED
- POTENTIAL FUTURE BUILDING

\*Can be demised



- 1 Raymond Arena & Aquatic Centre
- 2 Raymond High School (270 Students)
- 3 Subway
- 4 Fas Gas
- 5 Centex
- 6 Burger Baron
- 7 Victoria Sports Park ( Capacity 1,200)
- 8 Raymond Hospital

## Contact us for more information

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