

Lewisburg



TRUMAN

**FOR
LEASE**
RETAIL SPACE

1100 140 AVENUE NE

CBRE

Lewisburg Commerical Site

1100 140 AVENUE NE
Calgary, AB

Lewisburg commerical site will be a 30,000 +/- square foot retail strip center located within the brand new planned community in Calgary's northeast sector.

Conveniently located near major routes like Deerfoot Trail and the new ring road Stoney Trail, Lewisburg offers easy access for all shoppers, diners and residence. With construction estimated to be complete in early 2026 this new shopping complex will offer gas, convenience, quick service restaurants, personal services, daycare and more to the vastly growing surrounding community.

AVAILABLE NOW!

RETAIL SPACE
+/- 30,000 SQ. FT FOR LEASE



Lewisburg Site Details & Plan

SIZE

Building 1

CRU 1- 1,000 sq. ft. **Leased**

CRU 3-7 - 1,000 sq. ft.

CRU 10- 848 sq. ft. **Leased**

Building 3

CRU 1 - 715 sq. ft.

CRU 6 - 2,605 sq. ft. **Leased**

Building 2

CRU 1- 839 sq. ft. **Leased**

CRU 5 - 7 - 1,000 sq. ft.

CRU 8 - 3,000 sq. ft. **Leased**

Building 4

Leased- Gas & Convenience

NET RENT

Please contact agents

ZONING

C-C1

OP COSTS. (2026 EST.)

\$15.71 per sq. ft.

POSSESSION

April 2026

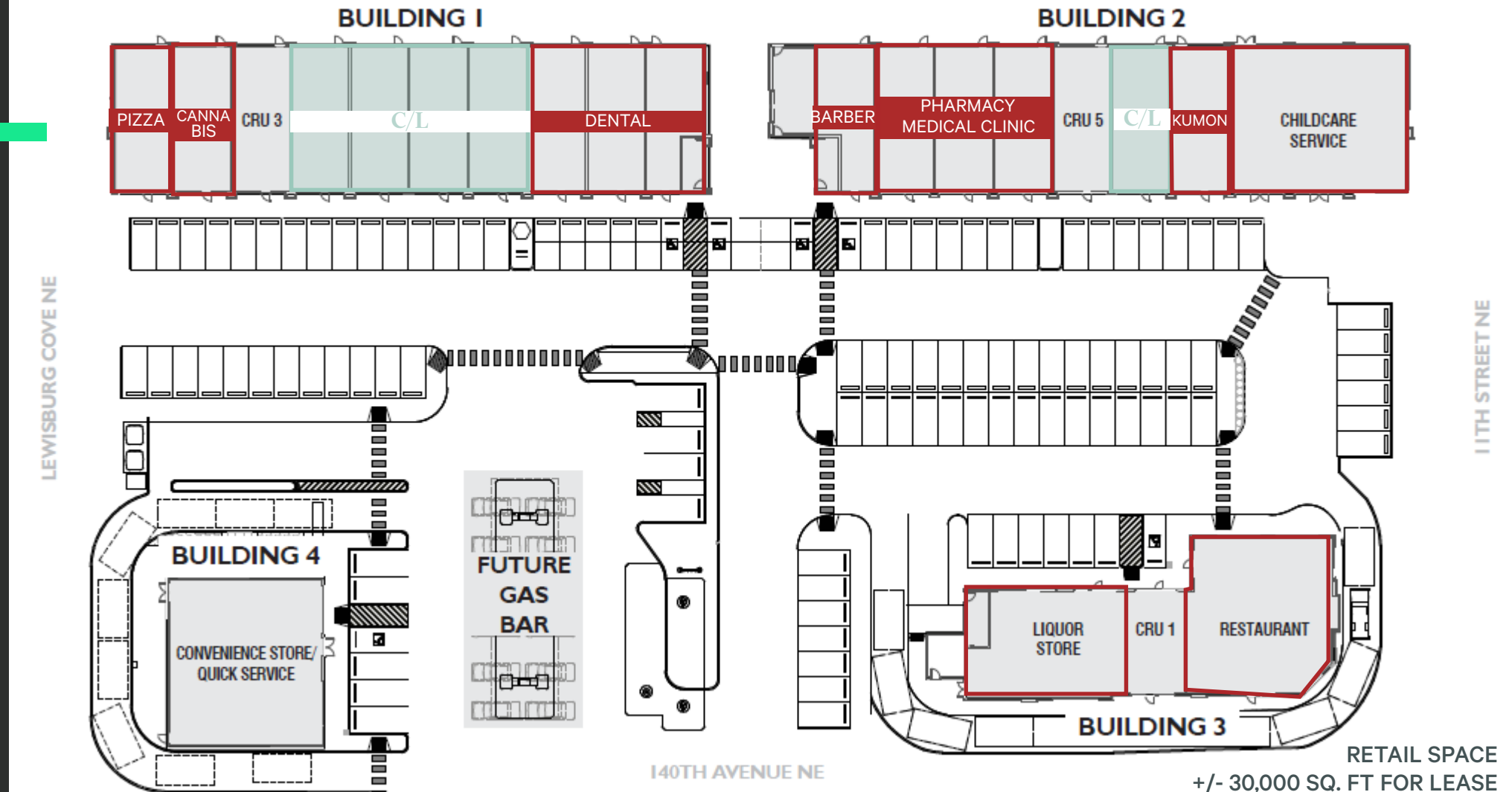
PARKING

Scramble Parking

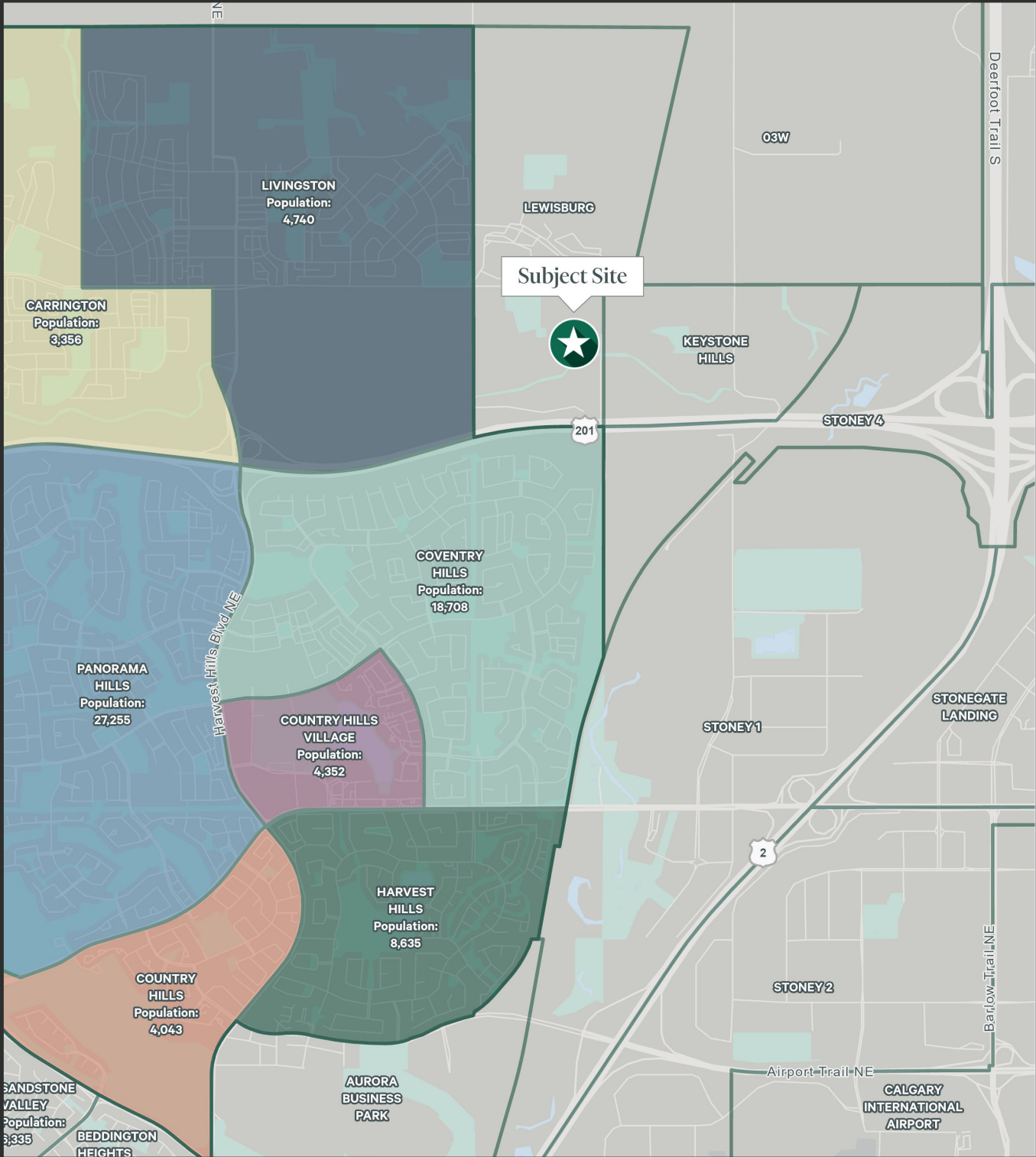
TENANTS COMING SOON



Tim Hortons



The Community



Lewisburg is an exciting new community being developed in Calgary’s northeast, designed to cater to a diverse range of lifestyles and needs. Surrounded by many established communities and growing residential population, Lewisburg will span over 100 acres and this master-planned community will feature a mix of housing options, including single-family homes, semi-detached houses, townhouses, and apartments. Residents will enjoy three neighborhood parks, a central joint-use site, and a multi-use pathway system, promoting a greener and more connected lifestyle. Show homes are expected to open in spring 2025.



Population within 5km



Average annual spent on Food & Beverage within 5km



Vehicles per day along Stoney Trail



Average annual clothing and personal care spending within 5 km



Household income average within 5km



Lewisburg residential community will add **3,736** new units proposed to the immediate area.

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