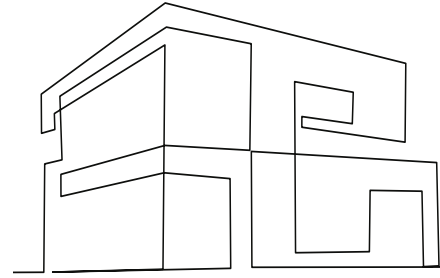


FOR LEASE

RETAIL SPACES IN LAKELAND MALL

4420 RAILWAY AVENUE | VERMILLION, ALBERTA



Lakeland Mall continues to evolve as the primary shopping centre in Vermilion, Alberta, offering strong opportunities for both retailers and consumers.

HIGHLIGHTS

Expanding Retail Mix A major new retailer is set to open in mid-Fall 2025, bringing additional traffic and selection for shoppers. A new hardware store will also be opening this Fall, further strengthening the tenant mix.

Strong Market Base Vermilion has a core population of approximately 4,000 residents, with a broader trade area of 11,000 people, ensuring consistent demand and foot traffic.

Educational Hub Advantage Lakeland College contributes an additional 3,000 students, faculty, and staff to the area, boosting the local customer base and supporting retail growth.

Retail Growth Opportunity With national and local retailers already established, Lakeland Mall is well-positioned for continued expansion and long-term success.

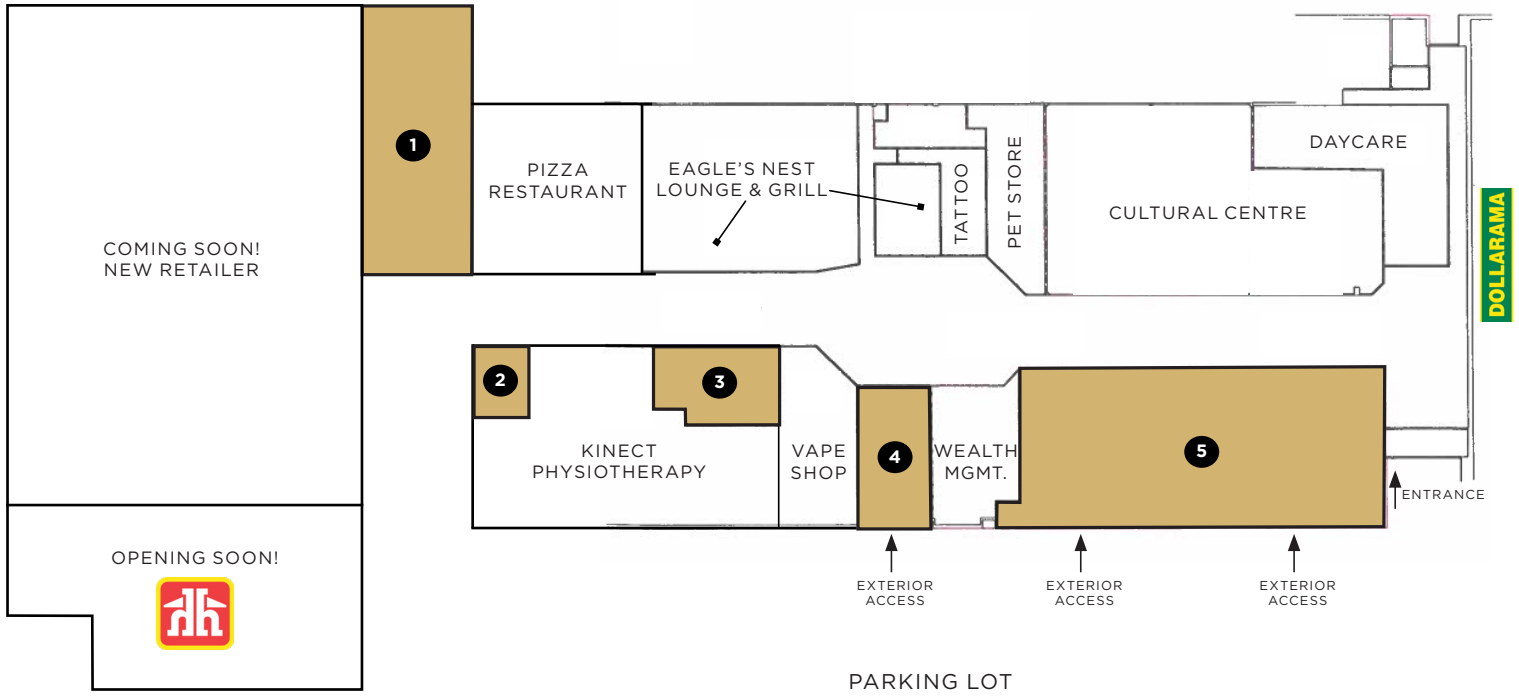
Nicole Wells | Associate
Retail Sales & Leasing
P: 780 220 6154 E: nicole@hcrgroup.ca



FOR LEASE | LAKELAND MALL IN VERMILION, ALBERTA

AVAILABILITY

- 1 2,360 SF
- 2 500 SF
- 3 669 SF
- 4 885 SF
- 5 2,054 SF



FOR LEASE | LAKELAND MALL IN VERMILLION, ALBERTA

PROPERTY DETAILS

MUNICIPAL ADDRESS

4420 Railway Avenue | Vermillion, Alberta

TOTAL BUILDING SIZE

± 68,131 SF

AVAILABLE SPACE SIZES

± 500 SF to 2,360 SF

LAND SIZE

± 5.19 ACRES

ZONING

C4

YEAR BUILT

1990

PARKING

Ample surface stalls available

LEASE DETAILS

AVAILABILITY

Immediate

T.I. ALLOWANCE

Negotiable

BASE RENT

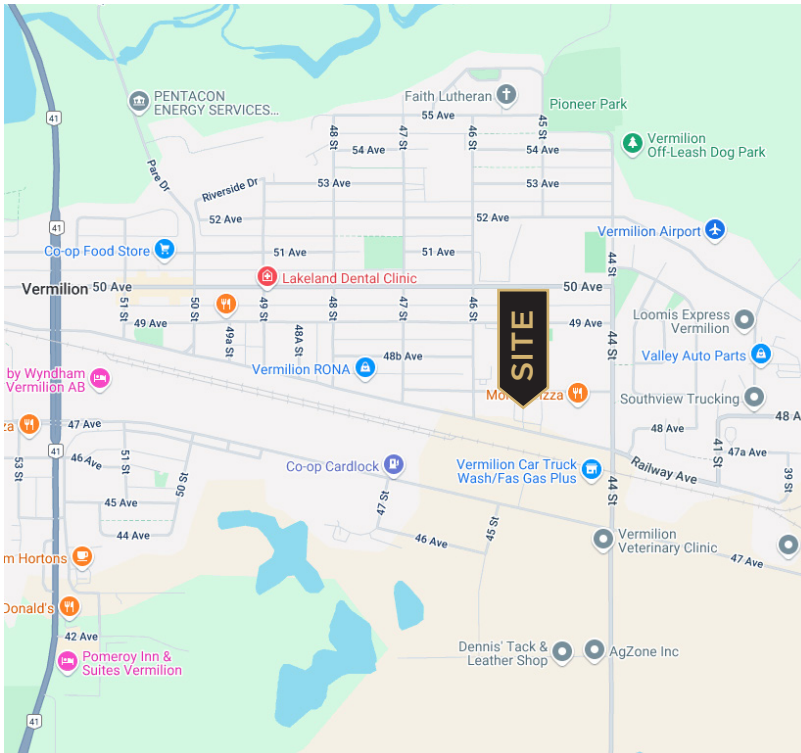
Please Contact the Listing Agent

OPERATING COSTS

\$6.00 PSF (2025 BUDGET)

Operating costs include the 2025 estimate of the proportionate share of operating costs, property taxes, building insurance, management fees.

Utilities (power, water, gas) are separately metered and payable by the Tenant directly to the utility company.



DRIVE TIMES FROM SITE



Lloydminster	30 Mins
Wainwright	30 Mins
Edmonton	1 Hour 30 Mins
Edmonton Int'l Airport	2 Hours



NEIGHBOURHOOD
POPULATION
(5 KM | 2023) 4,202



5-YEAR GROWTH
FORECAST
(5 KM | 2023-2028) 0.3%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2023) \$92,603



TRAFFIC COUNTS
RAILWAY AVE & 51 STREET
(2022) 6,119

Nicole Wells | Associate

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HUGHES
COMMERCIAL
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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.