

FOR LEASE

MILLENNIUM RIDGE

220 LAKELAND DRIVE, SHERWOOD PARK, AB

1,063 SF

1,063 SF

TAG
DEVELOPMENTS

Marcus & Millichap

▶ **Kevin Glass**
(587) 756-1570
Kevin.Glass@
MarcusMillichap.com

Casey McClelland
(587) 756-1560
Casey.McClelland@
MarcusMillichap.com

Mike Hoffert
(587) 756-1550
Mike.Hoffert@
MarcusMillichap.com

OPPORTUNITY

Take advantage of prime positioning next to Millennium Place recreation centre, along with the high visibility of Broadmoor Boulevard and Lakeland Drive. Various sizes of retail units available in this sought after area with close proximity to both residential neighborhoods and commercial businesses.

HIGHLIGHTS

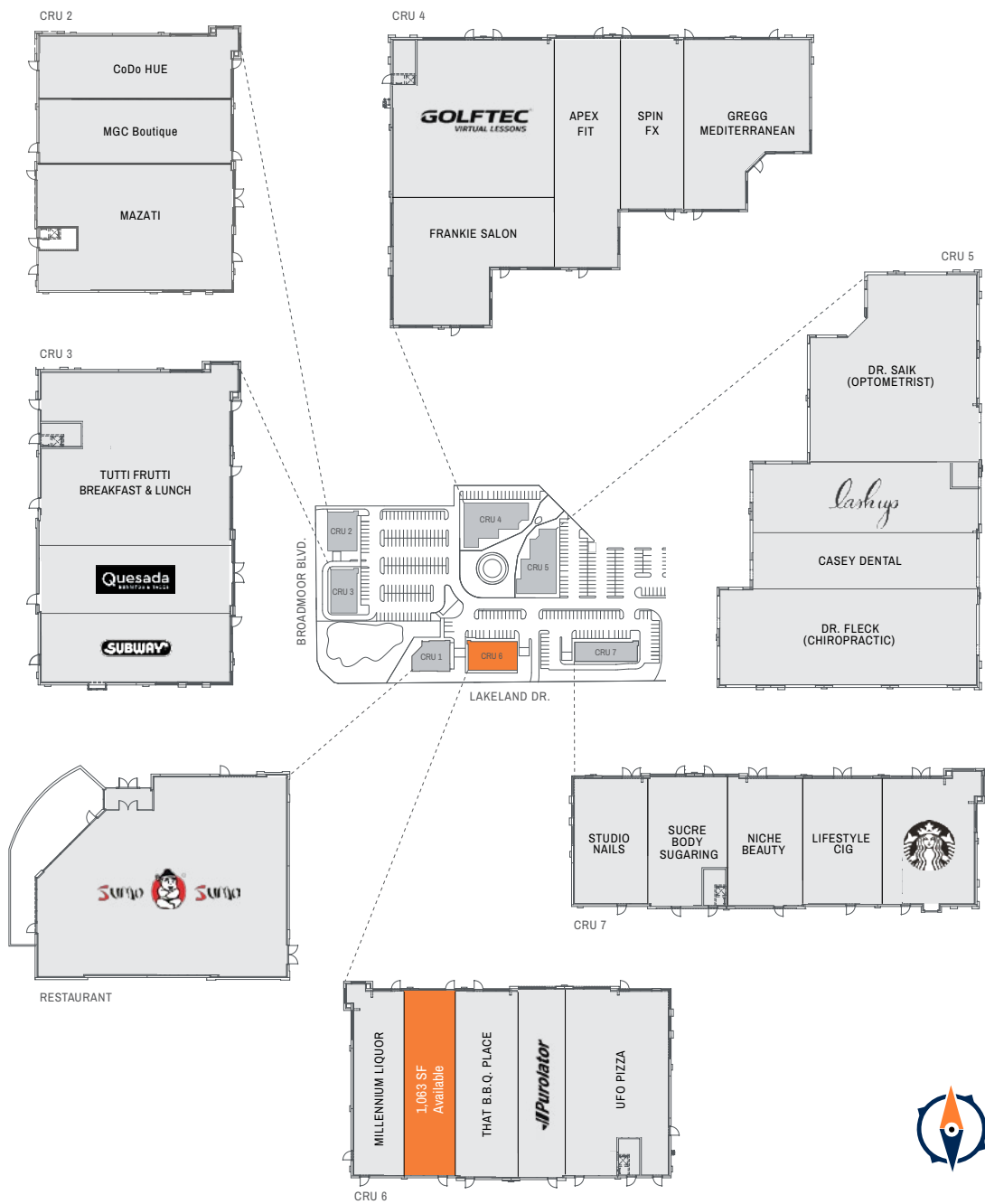
-  1,063 SF fully built out Quick Service Restaurant unit available for lease Summer 2024
-  Excellent exposure along Broadmoor Boulevard (24,600 vehicles per day) and Lakeland Drive (12,062 vehicles per day)
-  Buildings are all high quality concrete structures featuring large windows with ample natural light
-  Adjacent to Millennium Place which sees over 2.3 Million visitors per year

SALIENT DETAILS

Municipal Address:	220 Lakeland Drive, Sherwood Park
Legal Description:	Lot 12-20, Block 9, Plan 3933AO
Zoning:	C2 - Commercial
Unit Sizes:	1,063 SF
Asking Rent:	Market
Additional Rent:	\$11.43 /SF (2025, Varies per CRU)



SITE PLAN



DEMOGRAPHICS



36,662
vehicles
per day



EXPOSURE
Lakeland Dr &
Broadmoor Blvd



PARKING
ample on-site
surface stalls



HOTELS
many in close
proximity



\$171,300
household
income average
within 3 km

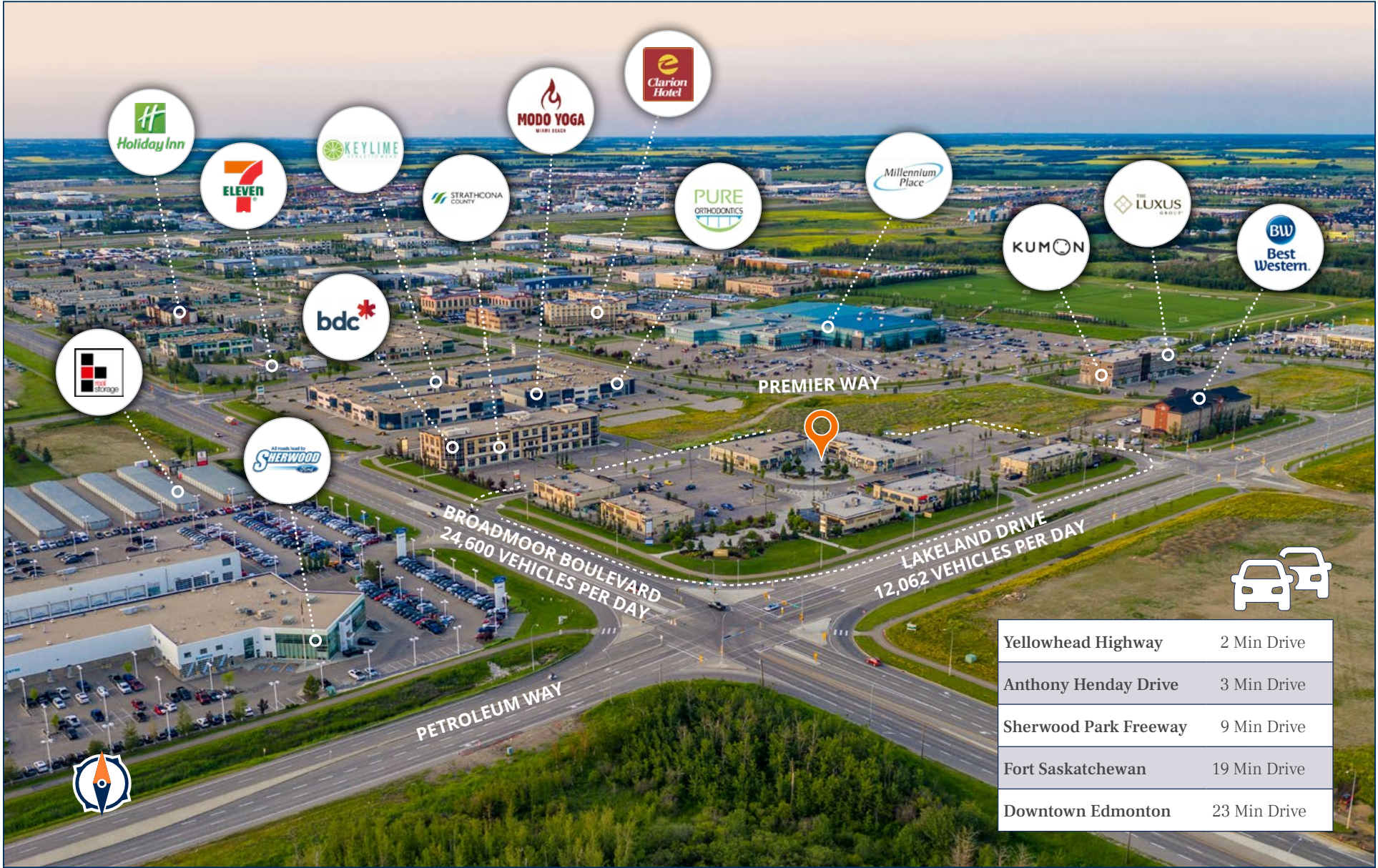


98,044
current
population



MAIN FLOOR
high exposure
retail space

AREA OVERVIEW





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[MarcusMillichap.ca](https://www.MarcusMillichap.ca)

Kevin Glass
Director
(587) 756-1570
[Kevin.Glass@](mailto:Kevin.Glass@MarcusMillichap.com)
[MarcusMillichap.com](https://www.MarcusMillichap.com)

Casey McClelland
Senior Managing Director
(587) 756-1560
[Casey.McClelland@](mailto:Casey.McClelland@MarcusMillichap.com)
[MarcusMillichap.com](https://www.MarcusMillichap.com)

Mike Hoffert
Director
(587) 756-1550
[Mike.Hoffert@](mailto:Mike.Hoffert@MarcusMillichap.com)
[MarcusMillichap.com](https://www.MarcusMillichap.com)

Marcus & Millichap
10175 101 Street, Suite 1820
Edmonton, AB T5J 0H3

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