

Fort Pitt Developments

780.871.2637

www.fortpittdevelopments.ca

FOR LEASE

Lloydminster Commercial
Development

East and West 70 Station

Lloydminster, AB



Property

- Located in the heart of Lloydminster's Yellowhead Highway Power Centre Shopping District adjacent to both high density and single family residential development
- 75,000 sq. ft. of commercial, retail and professional space in both West and East 70 Station strategically located on the high traffic feeder route of 70th Ave.
- Unique and professional building design with exceptional external finishing, features and landscaping
- Located next to three Power Centres anchored by Wal-Mart, Canadian Tire, Staples, Sobeys, Best Buy, Sport Chek, Home Depot, Winners and Shoppers Drug Mart
- Traffic Counts - 2016 - 35,000 vehicles/day along the Yellowhead #16 Highway

Community

- Ranked #1 in 2008 and 2014 for Top Entrepreneurial cities by CFIB
- Economic trading area of 150,000 people
- 50% of the 31,400 population (2015), is under 30 years of age with the largest age group between 25 - 29
- An Average of \$73,000 in household expenditures
- Annual growth rate of 3% between 2006 & 2011 increasing to 5.8% annually between 2012 and 2015



Walmart
Save money. Live better.

DOLLARAMA

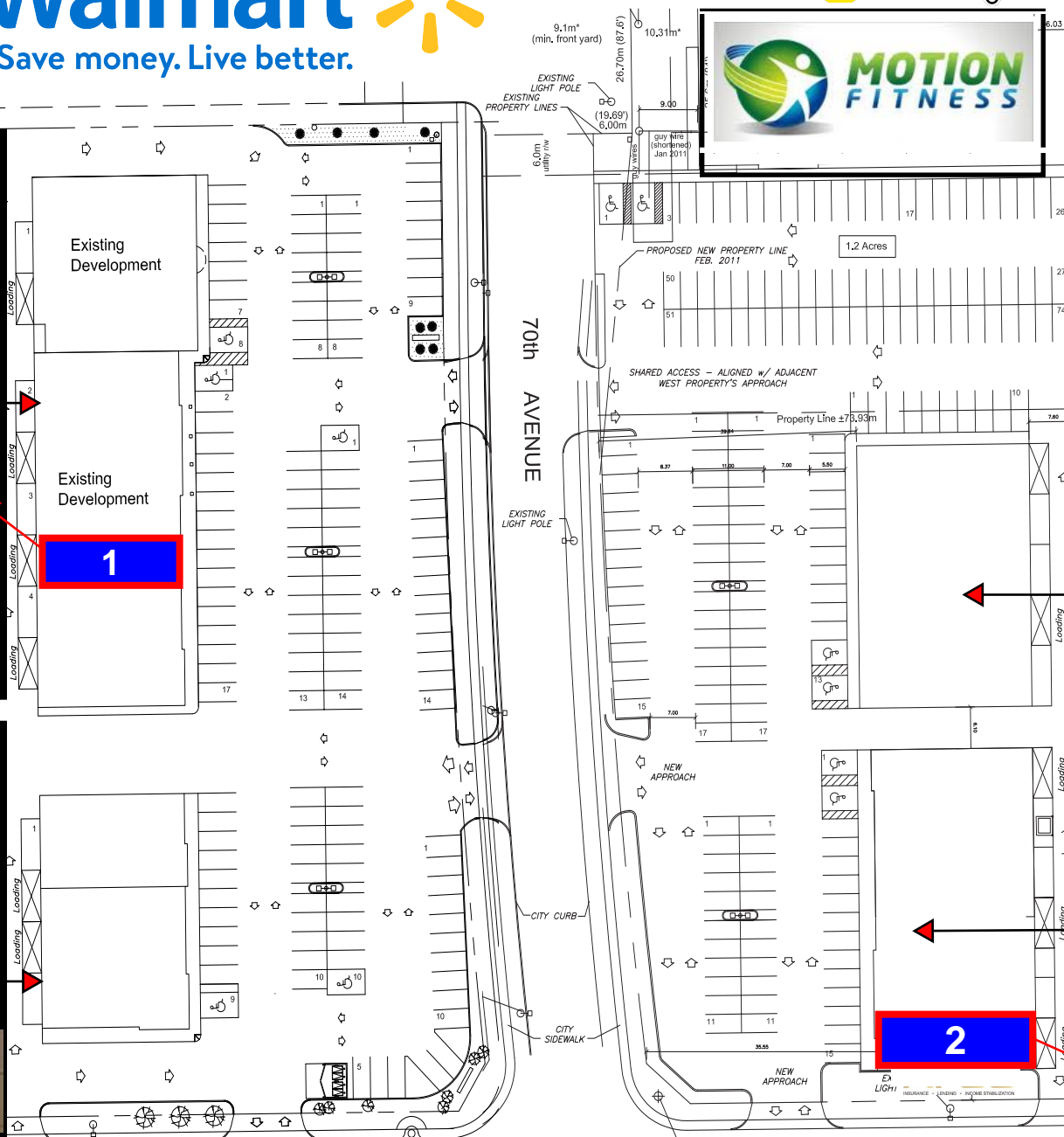


**SPACE
AVAILABLE**



Investors Group
Canada
Smile Works
DENTAL GROUP
**AVAILABLE NOW
1500 SF**
Commercial Kitchen
Event/
commercial
kitchen
**CENTRAL DISCOUNT
HOUSE INC.**

SUPPLEMENT KING
Brixton
Shoes & Accessories
**FLAGSHIP
CLOTHING LTD.**
BUSTER'S
PIZZA & DONAIR
LLOYD DRUG MART



NOIR
**BODY THERAPY
AND CHIROPRACTIC**
pet planet
TJ
PIZZA
**Value
Buds**
Cork N' Cap

**LLOYDMINSTER
MEDICAL IMAGING**
Orion
Dental Group
Complete and Personalized Dental Care
**AVAILABLE
APRIL 1, 2022
1633 SF**

41st STREET

41st STREET