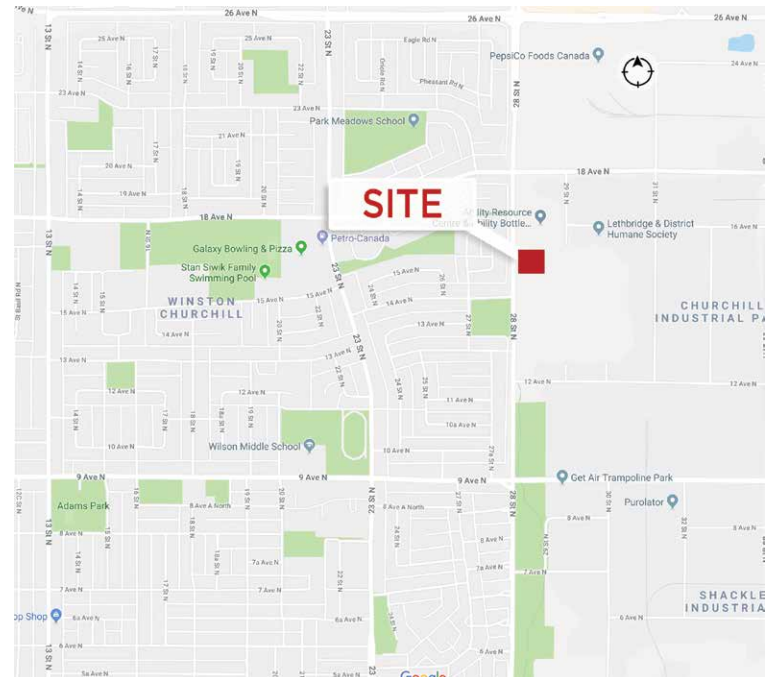




Prime North Lethbridge Location

Property Highlights

- High visibility location
- Excellent access off 28 Street North
- New access points from 29 Street North and 15 Avenue North
- Over 140 parking stalls on site
- Bays available from 1,250 SF
- Office space available up to 7,500 SF (can be combined with main floor space if needed)
- Anchor position available
- Drive-thru available
- Zoning: Urban Innovation



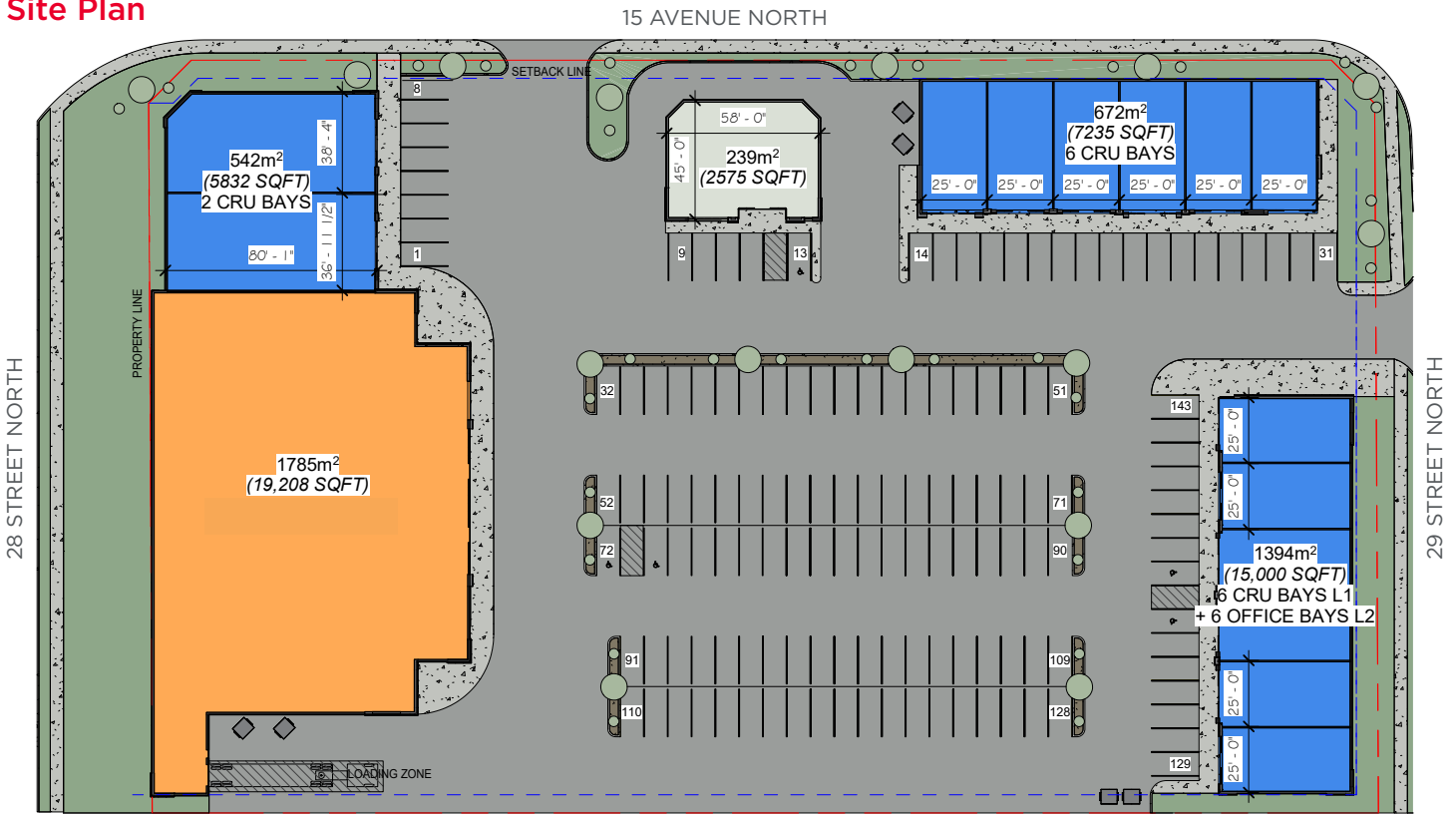
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Site Plan



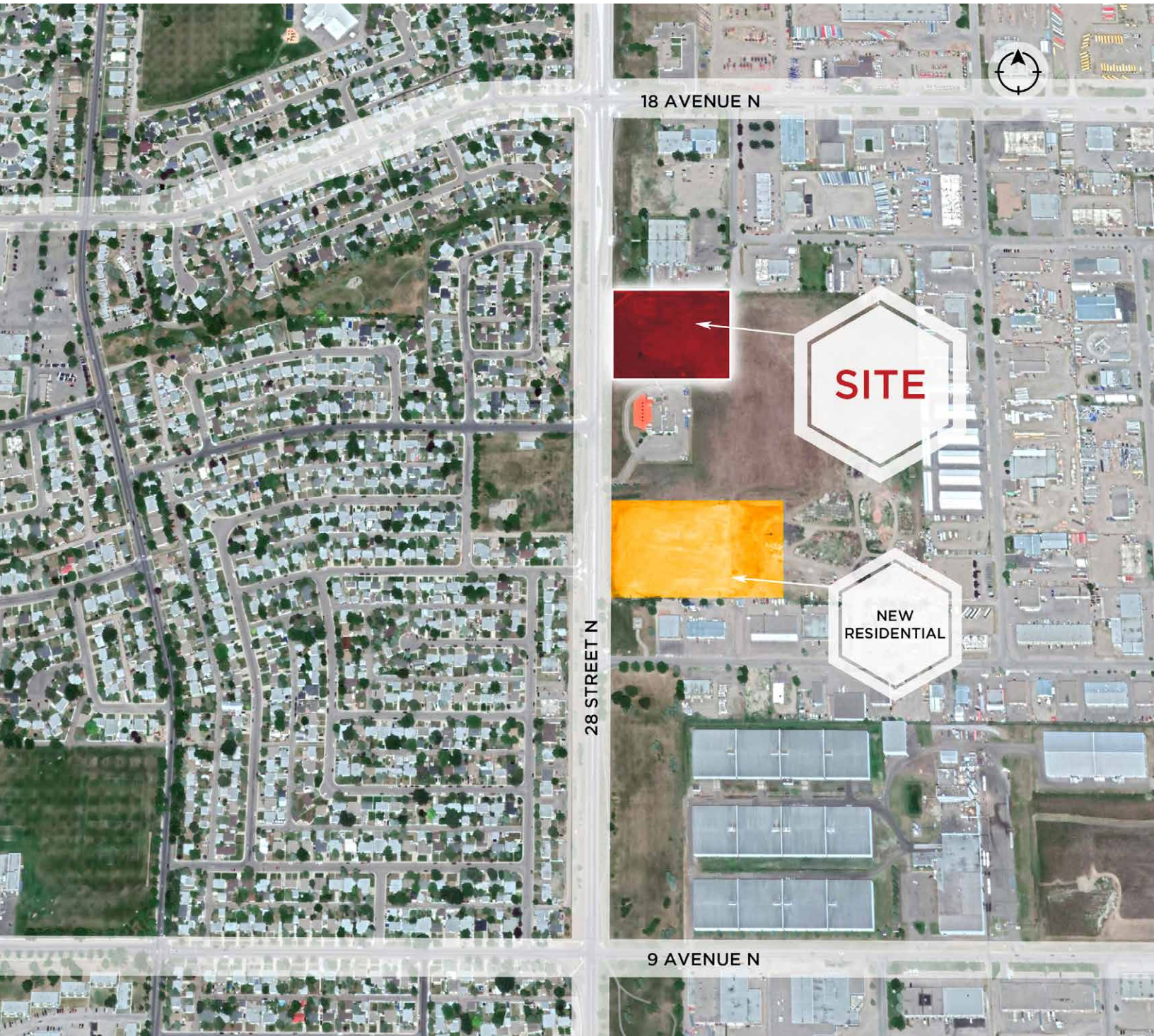
Rendering



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Aerial



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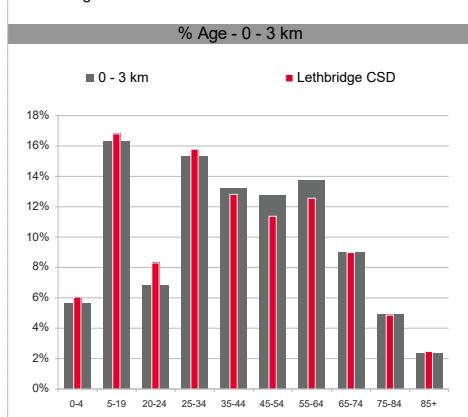
Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	3019 26Th Ave. N.	0.91
Walmart Canada	3195 - 26Th Ave North	1.09
Canadian Tire	1240 - 2Nd Avenue A No.	2.84
Dollarama	104 13Th St N	2.88
Staples Canada	501 1St Avenue South	3.65
Winners	501 First Avenue South	3.69
Dollarama	1131 Mayor Magrath Dr E	4.44

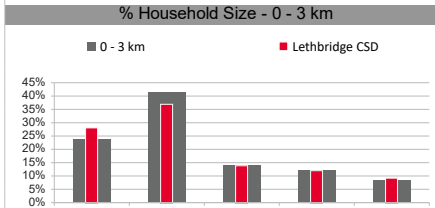
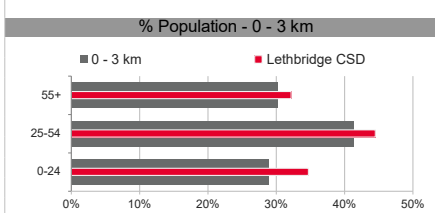
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Shoppers Drug Mart	3071 26Th Avenue North	0.86
Sobeys	327 Bluefox Blvd N.	0.96
Nofrills	425 13Th St N	2.26
Save-On-Foods Canada	#45 - 1240 2Nd Avenue ..	2.88
Shoppers Drug Mart	501 First Ave S	3.65

Banks		
Bank Name	Address	Dist. (km)
Canadian Imperial Bank of	515 - 13th Street North	1.39
Scotiabank Canada	425 13th Street North,	1.44
BMO Financial	230 13TH ST N	1.63
Canadian Imperial Bank of	701 - 4th Avenue South	2.36
Royal Bank of Canada	614 4Th Ave S	2.42
Scotiabank Canada	324 1st Avenue South,	2.43
BMO Financial	606 4TH AVENUE SOUT	2.44
TD Canada Trust	200 4Th Ave S, Unit 156	2.52
Royal Bank of Canada	1139 Mayor Magrath Dr	2.78

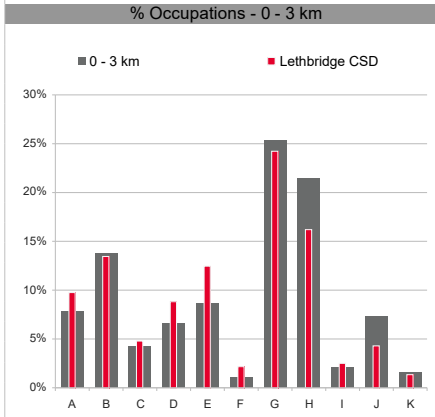
AGE		
	0 - 3 km	CSD
Population by Age	28,382	98,534
0 to 4 years	1,602	5,966
5 to 19 years	4,622	16,552
20 to 24 years	1,938	8,176
25 to 34 years	4,340	15,557
35 to 44 years	3,741	12,624
45 to 54 years	3,625	11,205
55 to 64 years	3,894	12,372
65 to 74 years	2,559	8,853
75 to 84 years	1,400	4,796
85 years and over	661	2,433
Median Age	39.3	37.2



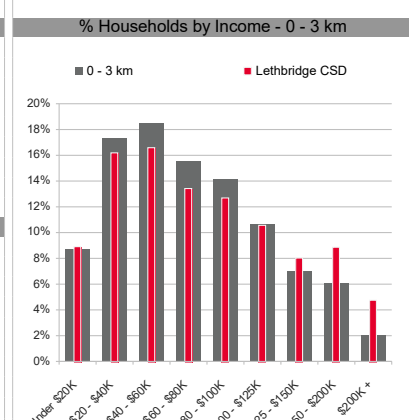
POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2016 Population (Census)	27,800	96,041
2019 Population Estimate	28,382	98,534
2022 Population Projection	29,451	102,702
% Pop. Change (2016-19)	2.1%	2.6%
% Pop. Change (2019-22)	3.8%	4.2%
Families in Private HHS	8,011	27,084
Couple census families	6,508	23,152
Without children	3,496	12,303
With children	3,012	10,849
Lone-parent families	1,503	3,932
Average Persons Per Family	2.8	2.9



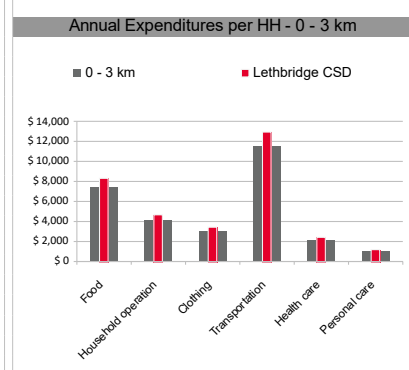
LABOR FORCE & OCCUPATIONS		
	0 - 3 km	CSD
Labour Force by Occupation	15,778	54,242
A Management	1,229	5,292
B Business & Finance	2,176	7,294
C Natural Sciences	673	2,598
D Health	1,036	4,782
E Educ, Gov't, & Religion	1,371	6,759
F Art, Culture, Rec, & Sport	165	1,174
G Sales & Service	3,996	13,141
H Trades & Transportation	3,393	8,786
I Primary Industry	329	1,356
J Processing & Manufacturing	1,154	2,329
K Not Applicable	256	731



INCOME		
	0 - 3 km	CSD
Under \$20K	1,019	3,578
\$20 - \$40K	2,034	6,503
\$40 - \$60K	2,169	6,664
\$60 - \$80K	1,829	5,391
\$80 - \$100K	1,663	5,097
\$100 - \$125K	1,247	4,242
\$125 - \$150K	820	3,224
\$150 - \$200K	709	3,560
\$200K +	241	1,908
Average Household Income	\$ 81,319	\$ 96,471
Median Household Income	\$ 66,719	\$ 72,184



EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	CSD
Expenditure Per Household	\$ 55,658	\$ 62,206
Food	\$ 7,458	\$ 8,307
Shelter	\$ 16,095	\$ 17,946
Household operation	\$ 4,179	\$ 4,667
Household equipment	\$ 2,003	\$ 2,238
Clothing	\$ 3,057	\$ 3,422
Transportation	\$ 11,525	\$ 12,930
Health care	\$ 2,174	\$ 2,413
Personal care	\$ 1,063	\$ 1,188
Recreation	\$ 3,575	\$ 4,022
Reading materials	\$ 148	\$ 165
Education	\$ 1,271	\$ 1,434
Tobacco and alcohol	\$ 1,221	\$ 1,366
Games of chance	\$ 143	\$ 158
Miscellaneous expenditure:	\$ 1,747	\$ 1,951



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