



FOR LEASE LETHBRIDGE RETAIL CENTRE

Mayor Magrath Dr & Southgate Blvd, Lethbridge, AB

RETAIL 1,000 - 8,000 sq ft
POSSESSION Fall 2013



BONNIE COOKE

403.206.2137

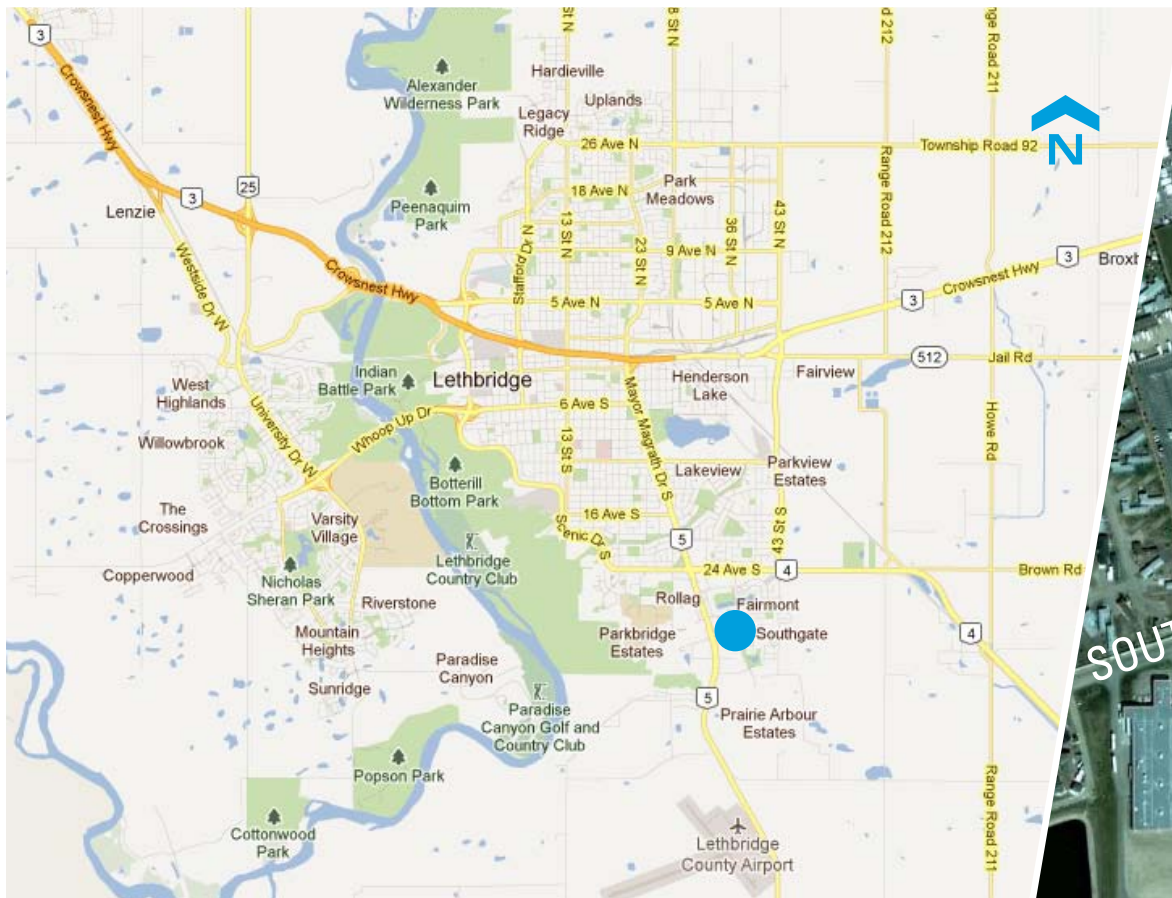
bcooke@taurusgroup.com

www.taurusgroup.com

HIGHLIGHTS

- Excellent access & visibility to surrounding traffic
- Across from Costco, Walmart and Superstore
- Great opportunity for restaurant, quick service food, home improvement and retail services

SITE LOCATION



LOCATION HIGHLIGHTS

- All turns access at Mayor Magrath Dr. & Southgate Blvd.
- Exposure to 16,000 vehicles per day
- Part of south Lethbridge Power Centre district

PROPERTY HIGHLIGHTS



CENTRE SQUARE FOOTAGE
46,075 square feet

LANDLORD
Lethbridge Prime Funds Inc.

ZONING
CH (Commercial Retail)

YEAR BUILT
2013

MAJOR ANCHORS (IN VICINITY)

PARKING
206 surface stalls

LEGAL DESCRIPTION
Plan: 0514175
Block: 1
Lot: 28

MUNICIPAL ADDRESS
Mayor Magrath Dr. & Southgate
Blvd., Lethbridge, AB

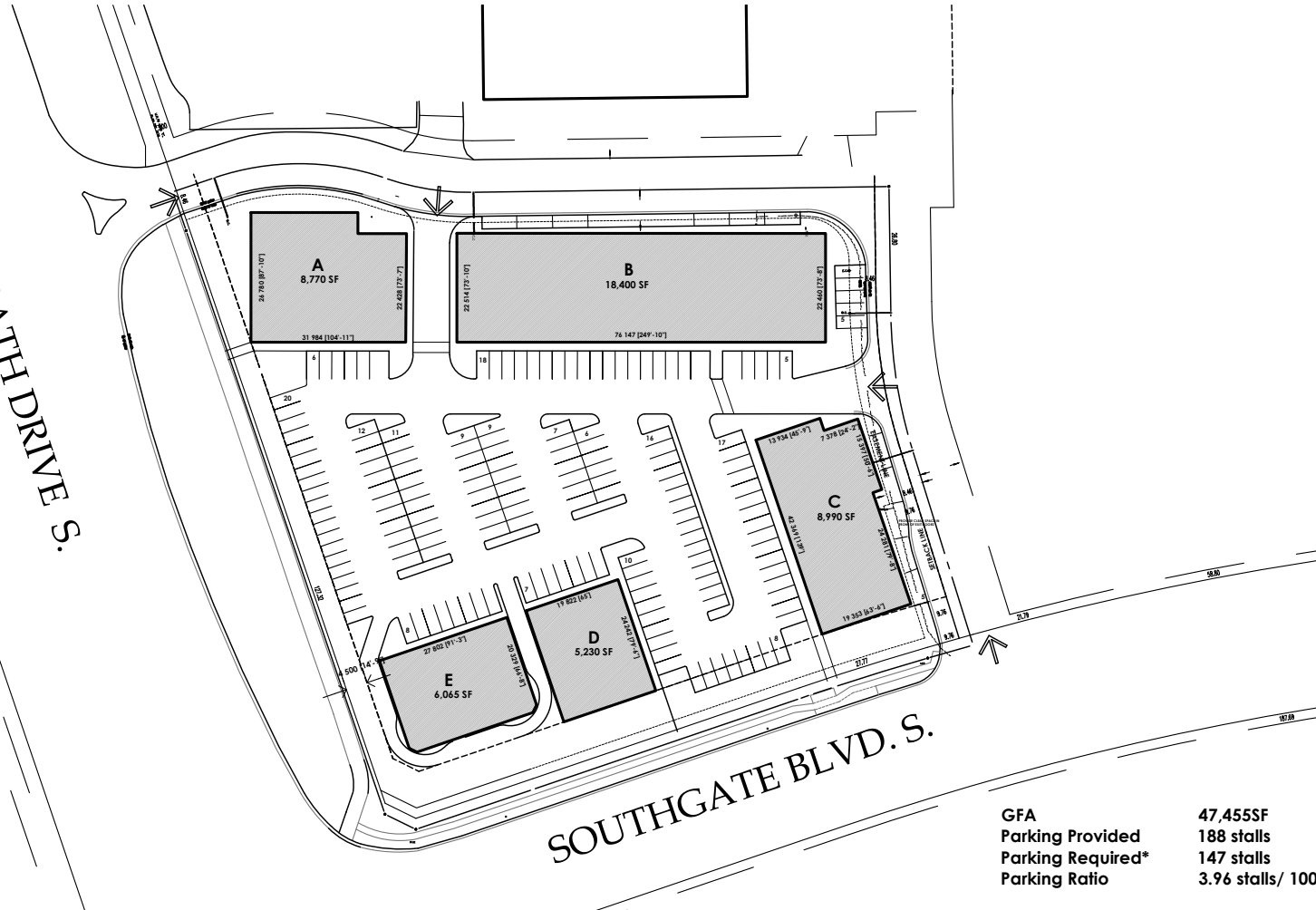
ADDITIONAL RENT - 2012 ESTIMATES
OPERATING COSTS
AND PROPERTY TAX \$8.00 PSF

PREMISES UTILITIES Metered separately
MANAGEMENT FEE 15% of common area cost





MAYOR MACGRATH DRIVE S.



SOUTHGATE BLVD. S.

GFA	47,455SF
Parking Provided	188 stalls
Parking Required*	147 stalls
Parking Ratio	3.96 stalls/ 100



PRIMARY TRADE AREA & LETHBRIDGE DEMOGRAPHICS

	PRIMARY	LETHBRIDGE
POPULATION	46,882	83,341
MALES	22,711	40,850
FEMALES	24,171	42,491
MEDIAN AGE	42	37
AVERAGE HOUSEHOLD INCOME	\$77,197	\$86,671

ADDITIONAL PHOTOS

